

Borough of Oadby & Wigston



Oadby & Wigston

Strategic Housing Land Availability Assessment 2012





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1. INTRODUCTION

1.1 The National Planning Policy Framework suggests that local planning authorities need 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 buffer of 5 per cent to ensure choice and competition in the market for land. The Borough is required to prepare a Strategic Housing Land Availability Assessment. Guidance on how to achieve this is set out in the Strategic Housing Land Availability Assessment Practice Guidance published by Department of Communities and Local Government in 2007.

1.2 The Strategic Housing Land Availability Assessment is an evidence base document that will contribute to the Borough's Local Plan. The National Planning Policy Framework requires local planning authorities to ensure that the Local Plan is based on adequate, up to date and relevant evidence base.

1.3 On completion of the Strategic Housing Land Availability Assessment the Borough Council will be able to:

- Identify and maintain a rolling 5 Year Supply of 'Deliverable' land appropriate for residential development (including the 5 per cent buffer)
- Identify and maintain a rolling 6 to 10 year supply of 'Developable' land appropriate for residential development.
- Identify and maintain a rolling 11 to 15 year supply of 'Developable' land appropriate for residential development, and
- Where it is not possible to identify and maintain a rolling 11 to 15 year supply of land, 'Broad Locations' for future growth will be indicated.

1.4 The Strategic Housing Land Availability Assessment is strictly an informative 'policy off' Local Plan evidence base document. It is **not a decision making document** and **does not allocate specific parcels of land** for residential development within the Borough of Oadby and Wigston.

1.5 The primary purpose of the Strategic Housing Land Availability Assessment is to; identify sites with **potential** for housing; assess their housing potential; and, assess when they are likely to be developed. The Strategic Housing Land Availability Assessment will aim to identify as many sites as possible with residential potential within the Borough of Oadby and Wigston.

1.6 The Strategic Housing Land Availability Assessment is an important evidence source for plan making, and is not a one off study. Updating the Strategic Housing Land Availability Report is an integral part of the Annual Monitoring Process.



1.7 The Borough's Strategic Housing Land Availability Assessment and Leicester and Leicestershire Joint Methodology has been found robust and credible through the Core Strategy's Examination in Public.

1.8 Core Strategy Policy 1: Spatial Strategy for Development in the Borough of Oadby and Wigston provides a Plan period target of 200 dwellings on suitable land outside of Town Centre Masterplan Areas but within the Principal Urban Area. The 200 dwelling target stems from land that was reviewed through the Strategic Housing Land Availability Assessment process in 2010 and which also formed part of the evidence base for the Core Strategy, and was found both Developable and Deliverable for residential development.

2. POLICY CONTEXT

2.1 Strategic Housing Land Availability Assessments are required by national planning policy, as set out in the National Planning Policy Framework – local planning authorities should *'prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period'*.

2.2 The Strategic Housing Land Availability Assessment Practice Guidance (2007) provides practical advice on preparing and reviewing the assessment. It includes information on how to identify potential housing land along with guidance on how to assess the deliverability and developability of sites.

2.3 The Borough Council's Core Strategy sets out the Plan period target for net additional homes. Over the twenty year period from 2006 to 2026 the Borough is required to provide at least 1800 net additional homes or a per annum total of 90 net additional homes.

2.4 The Council's Core Strategy also states that the Council should continue to make effective use of land, by the re-use of previously developed land. The target contained within the Core Strategy is for at least 60 per cent of all new residential development to be built on land that has been previously developed, as defined within the National Planning Policy Framework.



3. METHODOLOGY

BACKGROUND

3.1 The methodology used in the creation of the Borough Council's Strategic Housing Land Availability Assessment has been produced in accordance with an agreed Leicester and Leicestershire Strategic Housing Land Availability Assessment methodology.

3.2 The agreed Leicester and Leicestershire methodology conforms closely with the standard methodology (illustrated in Figure 1) set out in the Department of Communities and Local Government's Practice Guidance.

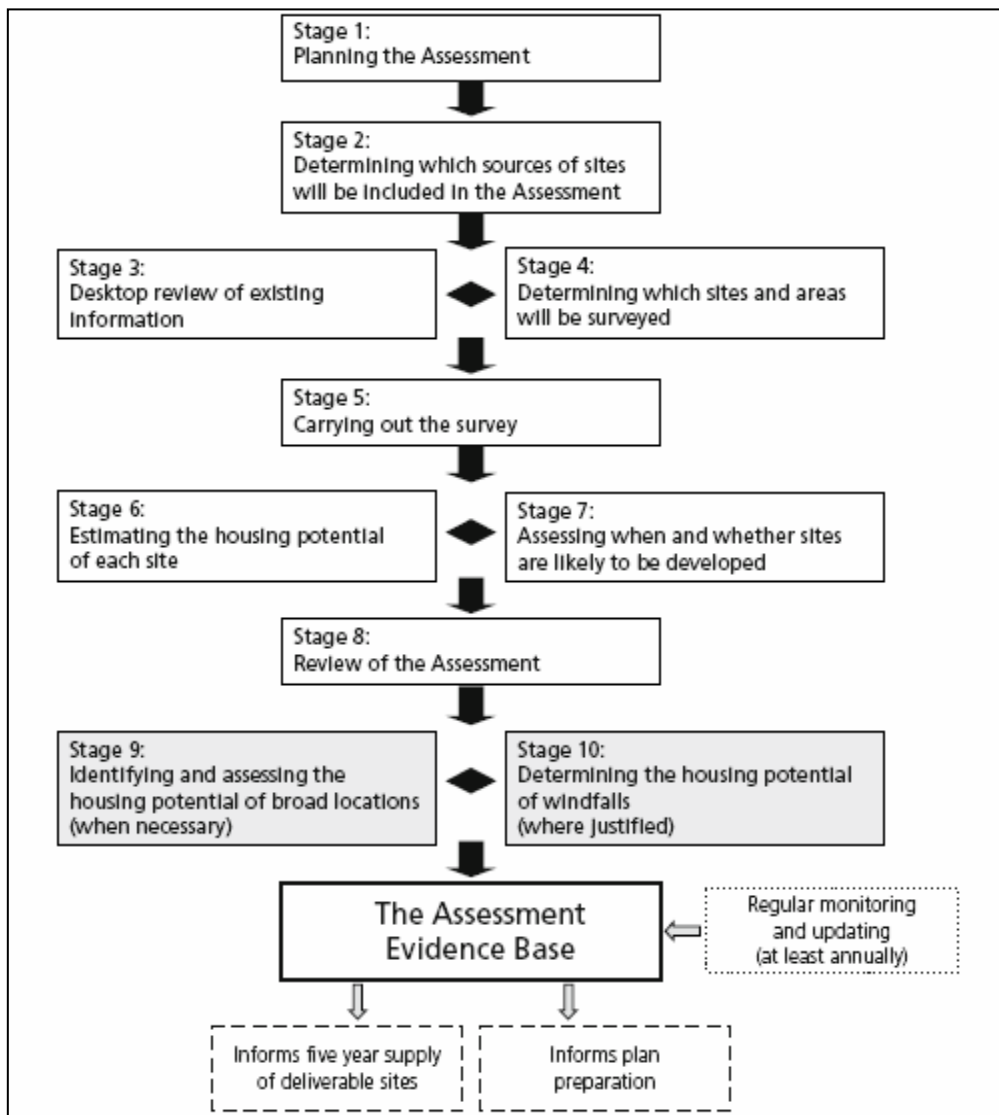


Figure 1: Strategic Housing Land Availability Assessment stage by stage methodology



3.3 According to the Department for Communities and Local Government, the use of a standard methodology is recommended as it *'will ensure that the assessment findings are robust and transparently prepared...and when followed, a Local Planning Authority should not need to justify the methodology used in preparing its assessment, including at independent examinations'*.

3.4 Further information on the methodology used by the Borough, can be found in the joint Leicester and Leicestershire Housing Market Area methodology paper.

3.5 To ensure that the most robust and empirical information was collected and included within the initial assessment, key stakeholders were involved at an early stage through direct contact and developer panels. In preparation of the first Strategic Housing Land Availability Assessment, the Borough worked closely with:

- The Home Builders Federation
- House Builders
- Regional and Local Landowners
- Regional and Local Agents
- Registered Local Landlords, and
- Housing and Planning Officers

3.6 Since the initial assessment was undertaken stakeholders have been encouraged to submit sites for evaluation on a continual basis. Sites that are received before the 31st March each year are assessed and reported on in that years Strategic Housing Land Availability Assessment.

SITE SOURCES

3.7 Due to the compact nature of the Borough of Oadby and Wigston, and the number of small sites that contribute to the yearly housing requirement, no site size threshold has been implemented in the assessment. All relevant sites regardless of size have been reviewed.

3.8 In accordance with the Leicester and Leicestershire Joint Methodology and the Department for Communities and Local Government, the following sources have been used to expose sites that are included in the assessment:

- The Local Development Framework Allocations Development Plan Document.
- Formal Strategic Housing Land Availability Assessment submissions.
- Local Planning Application Refusals and Withdrawals.
- Local Planning Applications Granted not under construction.
- Local Planning Applications Granted under construction.
- Saved Local Plan housing proposals.
- Borough Urban Capacity Study.



- National Land Use Database, and
- Planning Officers local knowledge.

3.9 For the purpose of the Strategic Housing Land Availability Assessment review, and consistent with the Borough's Core Strategy, a dwelling per hectare size of 40 will be used throughout the assessment.

CARRYING OUT THE SURVEY

3.10 The assessment of relevant sites is a process of three steps, starting with a desktop review, then a site visit, and thirdly a final review based on consultation comments where relevant.

3.11 The desktop study undertaken, enables the collection of data from a variety of sources, and allows the recording of various site characteristics, including:

- Site Size
- Site Boundary
- Existing Land Use (s)
- Land Use of Neighbouring Site (s)
- Constraints
- Development Progress, and
- Initial Assessment of Site Suitability.

RED CONSTRAINTS

3.12 Red Constraints are those defined as – constraints that would all together prevent any development occurring on a potential site. Such constraints are unlikely to be overcome without significant mitigation works and costs, and deem a site undevelopable. Areas of land or buildings that fall within this category of constraint will automatically be excluded from the assessment. A list of potential Red Constraints are listed below:

- Flood Risk Zones 2 and 3
- Non Inert Landfill Sites
- Active Mineral Extraction Sites
- Hazardous Installations
- Grade 1 Agricultural Land
- Oil and High Pressure Gas Pipelines
- Areas of 400kv (National Grid) Overhead Electricity Cables
- Sites of Special Scientific Interests, and
- Sites of Scheduled Monuments.



3.13 Sites or buildings that fall within or involve any of the above Red Constraints will not be assessed, if more than 60 per cent is situated within the constraint. Sites or Buildings involving 60 per cent or more of a Red Constraint would deem any potential development too uncertain to undertake.

OTHER CONSTRAINTS

3.14 For the purpose of the Strategic Housing Land Availability Assessment, Other Constraints are those defined as – constraints that would not necessarily deem a site undevelopable, if appropriate management and mitigation works were undertaken. Other possible constraints are listed below:

Contaminated Land

3.15 The Strategic Housing Land Availability Assessment seeks to identify sites that have been exposed to contamination and (or) unstable materials from a previous or existing land use. Should any parcel of land within a site be seen as contaminated or unstable, further investigation will be required into the degree of contamination and the possible mitigation measures needed to make the site developable.

Flood Risk

3.16 Each site is reviewed against the Joint Strategic Flood Risk Assessment to establish whether or not the area is at risk of any potential flooding.

Heritage and Archaeological Potential

3.17 Where relevant each potential housing site is to be assessed in terms of its Heritage potential and will be placed within one of the following categories:

High - *Strategic Housing Land Availability Assessment Sites which are highly likely to have heritage potential. A site is placed within this category if it is on or within 100 metres of a statutorily designated heritage asset, for example; a Conservation Area; a Scheduled Monument; a Listed Building; or known Archaeological Remains.*

It is possible that such sites will prove undevelopable due to the significance of the heritage asset.

Sites which directly affect a designated asset or lie within 100 metres of its boundaries and may have an impact upon its setting and curtilage are material considerations. Such sites should be considered as early as possible in the preparation of any development proposal, with early consultation with English Heritage and the Local Authority advisable.



Significant - Strategic Housing Land Availability Assessment Sites which are expected to have significant potential for archaeological remains, on sites equal too or larger than 1 hectare in size.

Development should only be considered in the context of a completed archaeological assessment. It is expected that with appropriate consideration and pre-application investigation the site would prove developable.

Uncertain - Strategic Housing Land Availability Assessment Sites with uncertain but potentially significant archaeological potential, on sites less than 1 hectare in size.

Development should only be considered in the context of a completed archaeological assessment. The assessment should comprise a detailed site specific desk base assessment, and where appropriate should include both non intrusive and intrusive field evaluation. It is expected that with appropriate consideration these sites will prove developable.

Low - Strategic Housing Land Availability Assessment Sites with limited archaeological potential, due to their small size or the absence or limited significance of known archaeological remains in the immediate vicinity. It is expected that these sites will represent deliverable development opportunities.

3.18 References to deliverable and developable sites within the assessment regarding heritage are in context of Heritage and Archaeology and not the overall Strategic Housing Land Availability Assessment.

3.19 The current appraisal does not represent a definitive statement of the archaeological implications of any given site and has not examined the details of any given development proposals. Consequently, it is strongly recommended that as a development proposal is being considered during the planning application process, early consultation with the local authority and their heritage advisors, including where appropriately English Heritage, is undertaken to establish the precise implications for any scheme.

Environment

3.20 In reviewing potential environmental constraints, various documents and sources of information were utilised. Some of the documents are listed below:

- The Borough Council's Landscape Character Assessment
- Oadby and Wigston Green Wedge Management Strategy
- Oadby, Thurnby and Stoughton Green Management Strategy, and
- The Borough Council's Biodiversity Phase 1 Habitat Survey.



Topography

3.21 When a potential development site is assessed under the Strategic Housing Land Availability Assessment Methodology; landform, relief, aspect, slope, gradient, to name a few, will be taken into account, to ascertain whether or not the site is suitable for residential development.

Accessibility

3.22 In terms of access, all potential development sites are assessed to determine whether there are any potential constraints. Both vehicular and pedestrian access will be reviewed, and will include; site access, access to facilities, potential infringement on public rights of way, and the impacts on adjacent highways.

3.23 Pedestrian access to facilities and services will be addressed under a 'sustainable distance' assessment that will measure how far potential sites are from the nearest:

- Bus Stop
- Health Centre / GP Surgery
- Open Space
- Post Office
- Primary School
- Secondary School
- Town, District or Local Centre

3.24 All distances to the above facilities will be measured via shortest pedestrian routes. This could include alleyways, jitty's, footpaths, access across public open spaces, and access across car parks.

3.25 It has been deemed appropriate to deviate from the Joint Strategic Housing Land Availability Assessment Methodology in this instance, as the Borough of Oadby and Wigston is unique to other Leicestershire authorities. The entire built up area of the Borough is within the Leicester Principal Urban Area, and is highly urbanised and compact, hence, use of sustainable modes of transport are a key aspect in creating a 'greener' Borough.

3.26 Reviewing access to key amenities is designed as a guide to the most suitable, appropriate and sustainable locations for development within the Borough. Distances have been utilised to provide a more rounded view of the sites location relative to the key services, facilities and amenities, as mentioned above.



3.27 Distances to the following services, facilities and amenities make up the 'sustainable distance' assessment:

- | | |
|----------------------------------|--------------------|
| • Secondary School | Within 1500 metres |
| • Health Centre / GP Surgery | Within 1000 metres |
| • Post Office | Within 800 metres |
| • Primary School | Within 800 metres |
| • Town, District or Local Centre | Within 800 metres |
| • Open Space | Within 800 metres |
| • Bus Stop | Within 400 metres |

3.28 The above distances and categories were drawn from accessibility standards set out in Barton et al (2003) *Shaping Neighbourhoods: A guide to health, sustainability and vitality*, which defines sustainable distances in relation to walk times, and, the Borough's PPG 17: *Open Space, Sport and Recreation Facilities* (2009) report.

- Distances inside 400m are said to be accessible within 5 minutes walk
- Distances inside 800m are said to be accessible within 10 minutes walk
- A reasonable distance to a Health Centre is anything inside 1000m
- A reasonable distance to a Secondary School is anything inside 1500m
- Recreational Openspace should be inside 800m

PLANNING POLICY

3.29 During each site assessment only the following Planning Policy constraints are to be taken into account:

- Sites of Special Scientific Interest (SSSI) (Red Constraint)
- Conservation Areas and Relevant Appraisals
- Listed Buildings
- Employment Land and Premises Classification and Advice

3.30 Sites of Special Scientific Interest, Conservation Areas and Listed Buildings have been noted as possible constraints. For the purpose of this report they have only been taken into account if the development of a site would directly block or hinder an important view or vista within, or adjacent to a Conservation Area, as defined within the Conservation Areas Supplementary Planning Document, the relevant Conservation Area Appraisals or the Borough's Landscape Character Assessment.

3.31 All potential sites involving land classified as Identified Employment Land within the Borough's Local Plan and the Borough's Employment Sites Supplementary Planning Document are not to be taken into account within the assessment, as it has been deemed unsuitable, due to its allocation status and the shortage of employment land within the Borough.



3.32 The Borough of Oadby and Wigston Local Plan and Borough's Employment Sites Supplementary Planning Document can be found on the Council website at www.oadby-wigston.gov.uk.

3.33 In accordance with Strategic Housing Land Availability Assessment Practice Guidance '*the scope of the assessment should not be narrowed down by existing policies designed to constrain development*', as such the identified Saved Local Plan policies are utilised as a guide to developers and the public as possible constraints should the site come forward for development.

OWNERSHIP

3.34 Some sites reviewed under the methodology may have legal ownership issues, for example;

- Multiple Ownership
- Tenancies
- Ransom Strips, and
- Operational Requirements

3.35 The above constraints regarding ownership have been identified through; consultation information, agent consultation, desktop reviews and site visits.

ESTIMATING HOUSING POTENTIAL

3.36 The housing potential of a site is a significant factor affecting its economic viability, and is an essential indicator in determining the level of housing land supply in the Borough.

3.37 The housing potential of each site has been determined by densities agreed through the Joint Leicestershire Strategic Housing Land Availability Assessment methodology paper, and the proposed densities prescribed within the Borough's Core Strategy. The density used as a constant throughout the assessment is 40 dwellings per hectare. Note, all housing potential numbers represent site capacity.

3.38 In addition to the application of standard density targets to determine a sites residential capacity, a formula (agreed within the Joint Methodology) which discounts a percentage of a site's size is also applied. The formula discounts a percentage of a site's size in order to take account of support facilities, open space provision and infrastructure requirements for residential development. The percentage of discount depends on total site size and is been broken down as follows;

- For a site that is up to 0.4 hectares in size, the area calculated will remain unchanged



- For a site between 0.4 to 2 hectares in size, 82.5 per cent of the site will be calculated with the density requirement to establish the residential capacity
- For a site that is between 2 to 35 hectares in size, 62.5 per cent of the site will be calculated with the density requirement to establish the residential capacity
- For a site that is over 35 hectares in size, 50 per cent of the site will be calculated with the density requirement to establish the residential capacity

3.39 If a site has been deemed to have an associated constraint, residential capacities have still been calculated on 40 dwellings per hectare and using the assumptions mentioned above. The only exceptions to the residential capacities formulation are those sites that have come forward with granted permission but have lapsed. In this case the actual number of dwellings proposed within the permission will be used.

ASSESSING SUITABILITY, AVAILABILITY AND ACHIEVABILITY

3.40 The assessment of a sites suitability, availability and achievability provides appropriate evidence on which informed judgements can be made regarding a sites deliverability and developability.

SUITABILITY

3.41 According to the Strategic Housing Land Availability Assessment Practice Guidance; *'a site is suitable for housing development if it offers a suitable location for development and would contribute to the creation of sustainable, mixed communities'*.

3.42 In terms of a measuring a site's suitability, the Strategic Housing Land Availability Practice Guidance suggests that the following factors should be taken into account during the assessment of a sites suitability.

- Council restrictions – such as, designations (e.g public open space), protected areas, existing corporate and community strategy policy.
- Physical limitations – such as, access, infrastructure, ground conditions, flood risk, pollution and contamination.
- Potential impacts – including effect upon landscape features and conservation.
- Environmental conditions – that could be experienced by prospective residents.

A site is found unsuitable if;

- It is not within or adjacent to the settlement boundary or adjacent to a site, which, if combined, would be adjacent to the settlement boundary.



- Physical problems or constraints completely separate a site from the settlement boundary.
- There are no available accesses or access to the site is provided by an adjacent site, which has not been submitted.
- Access cannot be provided without demolishing one or more houses and that site can accommodate less than 15 prospective dwellings, unless the dwelling to be demolished is included within the site.
- It is an allocated Local Authority owned park, recreation ground, allotment or public open space or publicly owned allotment or open space.
- It is within an area identified as particularly sensitive in regards to Landscape Character; as documented in the Borough's Landscape Character Assessment.
- Development on a site could block or hinder an important view or vista within or adjacent to a Conservation Area as documented in the Conservation Area Appraisals, and
- The Employment Sites Supplementary Planning Document designates the site as a 'Core Employment Site'.

AVAILABILITY

3.43 According to the Department for Communities and Local Government 'a site is considered available for development, when, on the best information available, there is confidence that there are no legal or ownership problems such as multiple ownership, ransom strips, tenancies or operational requirements'.

A site will be found unavailable if;

- There is no available access or access to the site is provided by an adjacent site, which has not been submitted.
- The site is identified Employment Land.
- The site is in occupied employment use or an occupied dwelling, which would require demolition and which has not been submitted by the premises owner.

ACHIEVABILITY

3.44 The Department for Communities and Local Government suggest that a site is 'considered achievable for development where there is a reasonable prospect that housing will be developed on site at a particular point in time'.

3.45 The assessment of site achievability is a judgement about the economic viability of a site and the ability of a developer to complete and sell housing over a period of time. Site achievability will be affected by;



Market factors - such as adjacent uses, economic viability of existing, proposed and alternative uses in terms of land values, attractiveness of the locality, level of potential market demand and projected rate of sales (particularly important for larger sites)

Cost factors - including site preparation costs relating to any physical constraints, any exceptional works necessary, relevant planning standards or obligations, prospect of funding or investment to address identified constraints or assist development, and

Delivery factors - including the developer's own phasing, the realistic building rates on larger sites (including likely earliest and latest start and completion dates), whether there is a single developer or several developers offering different housing products, and the size capacity of the developer.

3.46 A site is 'unachievable', when;

- It is not within or adjacent to the settlement boundary or adjacent to a site, which if combined would be adjacent to the settlement boundary
- Adequate access is unlikely
- Site constraints diminish the residential capacity of the site to an extent that economic viability is affected
- Issues relating to market, cost and delivery factors have been identified, and
- Issues relating to the timeframe for development and estimated build rate per annum are identified.

3.47 The following provides further information on some of the factors that can affect site achievability;

MARKET INTEREST

3.48 Market interest is designed as a guide to the potential market interest in a wider settlement perspective and not in relation to the particular interest there may be in a specific site. This approach was devised by the Developer Panel and was based on the 'achievability' factors for a site.

3.49 Market interest is categorised as either;

- High
- Medium
- Low



TIMEFRAME FOR DEVELOPMENT

3.50 Timeframe for development refers to the most likely timeframe in which a site will be completed for residential development; the groupings for such are as follows:

- Developed within 5 years
- Developed within 6 – 10 years
- Developed after 10 years

3.51 The following factors determined the likely timeframe within which a site could be completed for residential development. This was agreed jointly between the Borough Council and the Developer Panel:

- a site with planning consent will be placed within the 0 to 5 year time frame, unless this is no longer the intention of the applicants. For sites grouped into the 0 to 5 year timeframe, development opportunities must be realistic;
- Sites adjoining the settlement boundary will be placed in the 5 to 10 year time frame under the assumption that they are unlikely to be granted planning permission prior to this time due to existing policy restrictions;
- Sites outside a settlement boundary that are not adjacent to a site, but which if combined would be adjacent to a settlement boundary will be placed in the 15 plus year timeframe;
- If a site is within the settlement boundary, has no policy restrictions, is currently unoccupied and has non or resolvable constraints, then the 0 to 5 year timeframe has been applied;
- If a site is occupied and the owner has put this site forward, the timeframe will be 5 to 10 years based on the assumption that the owners are interested in relocating, but that it will take time to find new premises; and
- If the site is occupied and a 3rd party has put the site forward, then the timeframe will be 10 to 15 years based on the assumption that there is an interest in the site, but that those occupying the site would need to move prior to any development.

ESTIMATED BUILD RATE

3.52 The estimated build rate reflects the number of residential completions likely to be achieved on a site within a single year. This is a general assumption agreed by the Developer Panel and is subject to change based upon site specific conditions.



3.53 It was agreed that as a general 'rule of thumb' an annual build rate of 50 to 80 dwellings is assumed. However, the estimated build rate will be reviewed on an annual basis, as well as on a site by site basis to reflect market conditions.

DELIVERABLE, DEVELOPABLE AND NON DEVELOPABLE

3.54 In order to inform overall site assessment and to gauge site viability easily, the factors of suitability, achievability, availability and timeframe for development have been combined into three categories, these being:

- Deliverable and Developable
- Developable
- Non-developable

3.55 A site is deliverable if it is available within the 5 year timeframe, and located within a suitable location with a reasonable prospect that housing will be delivered. A deliverable site is suitable, available and achievable and will also have a timeframe for development of 0 to 5 years. A site deemed to be deliverable is also seen as being developable.

3.56 A site is developable if there is reasonable prospect that the site will be available and developed within the timeframe indicated and within a suitable location. A developable site is suitable, available and achievable and has a timeframe for development of 6 to 10 years or 11 to 15 years.

OVERCOMING CONSTRAINTS

3.57 The Strategic Housing Land Availability Assessment will be reviewed and updated annually. If evidence is provided which demonstrates that an identified constraint can be overcome, this will be taken into account within the review and may result in sites being assessed differently in terms of suitability, availability and achievability, and its overall assessment and/or could potentially move a site into a different development timeframe.

STAKEHOLDER CONSULTATION

3.58 Although direct consultation was not a statutory requirement for the initial Strategic Housing Land Availability Assessment, Government guidance advocates collaborative working between local authorities and key stakeholders including landowners, developers and registered social landlords to ensure a robust and joined-up approach.



3.59 The Strategic Housing Land Availability Assessment was prepared in accordance with a joint Leicester and Leicestershire Strategic Housing Land Availability Assessment methodology which was created and agreed by a joint Leicestershire Strategic Housing Land Availability Assessment Steering Group consisting of;

- Local Authority Planning Officers
- Local Authority Housing Officers
- County Planning Officers
- A representative from the Home Builders Federation
- A representative from English Partnerships
- A representative from the Homes and Communities Agency, and
- A registered social landlord

3.60 In addition, a local Developer Panel for Oadby and Wigston was convened to provide an informed and robust a baseline of market costs and delivery factors was well as approximate annual build rates. The members of the Developer Panel included;

- A local estate agent
- A planning consultant on behalf of a national house builder
- A local planning consultant
- A regional estate agent
- A national house builder
- A representative from the Home Builders Federation
- A representative from a regional housing association
- Local Authority planning officers

3.61 It was important to have a broad/wide array of members/participants forming the Developer Panel. It meant there was a breadth of differing experience, skill sets and knowledge informing the 'baseline' to the Strategic Housing Land Availability Assessment.

3.62 For the purposes of this review, members of the Developer Panel had the opportunity to input in relation to the status of all sites and whether there were reasons for re-categorisation. Where new sites have been submitted since the initial Strategic Housing Land Availability Assessment these too will be assessed in line with the agreed methodology and will form part of the review of the Strategic Housing Land Availability Assessment.



4. SUMMARY OF FINDINGS

- **124** sites were considered for this years assessment
- **39** sites have granted planning permission but not yet commenced
- **26** sites have granted planning permission and have commenced
- **59** sites have not been granted planning permission, therefore, have been assessed through the Strategic Housing Land Availability Assessment

Of the **59** sites assessed;

- **24** sites are seen as being Developable and Deliverable within 5 years
- **3** sites are seen as being Developable within 6-10 years
- **3** sites are see to be Developable after 10 years

- **28** sites are seen as being Undevelopable
- **1** site has a Red Constraint

3.64 The following table illustrates all sites identified through the Strategic Housing Land Availability Assessment that are deemed to be Developable. Sites that have been considered Developable and Deliverable are shown as likely to come forward within 5 years.

Settlement	Deliverable and Developable			Developable			
	Site	Within 5 Years		Within 6 - 10 years		10 years and Beyond	
		Area (hectares)	Number of Dwellings	Area (hectares)	Number of Dwellings	Area (hectares)	Number of Dwellings
Wigston	Newton Lane and Welford Road					89.320	1786
Wigston	South Leicestershire Rugby Club					6.660	167
Wigston	Former Europa Sport, Newton Lane	0.433	22				
Wigston	Britford Avenue	0.610	20				
Wigston	26-32 Bullhead Street	0.075	12				
Wigston	7 Wye Dean Drive	0.166	7				
Wigston	53 to 59 Queens Drive	0.096	6				
Wigston	20 Queens Drive	0.025	1				
Wigston	LA 69 Central Avenue		1				
Wigston	LA 44 Cleveland Road		1				
Oadby	Cottage Farm					12.780	320
Oadby	Land at Blackthorn Lane	0.832	26				
Oadby	23 Church Street	0.240	10				
Oadby	44 Bankart Avenue	0.230	9				
Oadby	11a Southmeads Close	0.220	9				
Oadby	Petrol Station, Glen Road	0.140	6				
Oadby	6 Woodside Road	0.090	4				
Oadby	8 Stoughton Drive South			0.083	3		
Oadby	64 Manor Road			0.086	3		
Oadby	5 Gorse Lane			0.054	3		
Oadby	49 Hidcote Road	0.025	1				
Oadby	33 Beaumont Street	0.020	1				
Oadby	47 Beaumont Street	0.009	1				
South Wigston	Former Showfayre, Kirkdale Road	1.102	36				
South Wigston	37 to 39 Canal Street	0.035	12				
South Wigston	41 to 43 Canal Street	0.034	12				
South Wigston	Bennett Way	0.130	5				
South Wigston	Hindoostan Avenue	0.082	3				
South Wigston	LA 33 Canal Street	0.022	2				
South Wigston	113 Saffron Road	0.034	1				
	Total	4.216	208	0.222	9	108.760	2273