

Strategic Housing Land Availability Assessment



2019



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1 Introduction

1.1 The National Planning Policy Framework (NPPF) 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 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.'*

1.3 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 in their area through the preparation of a Strategic Housing Land Availability Assessment (SHLAA). 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.

1.4 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.'

1.5 During March 2014 the Government published the National Planning Practice Guidance (NPPG) that supplemented the NPPF with further detail on certain topic areas. On an ongoing basis topic areas within the NPPG are updated by government to ensure that guidance remains relevant and up to date. For the purpose of this SHLAA document 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 the purposes of this SHLAA document,

relevant parts of the guidance will be used 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).

1.6 The Council's SHLAA 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.

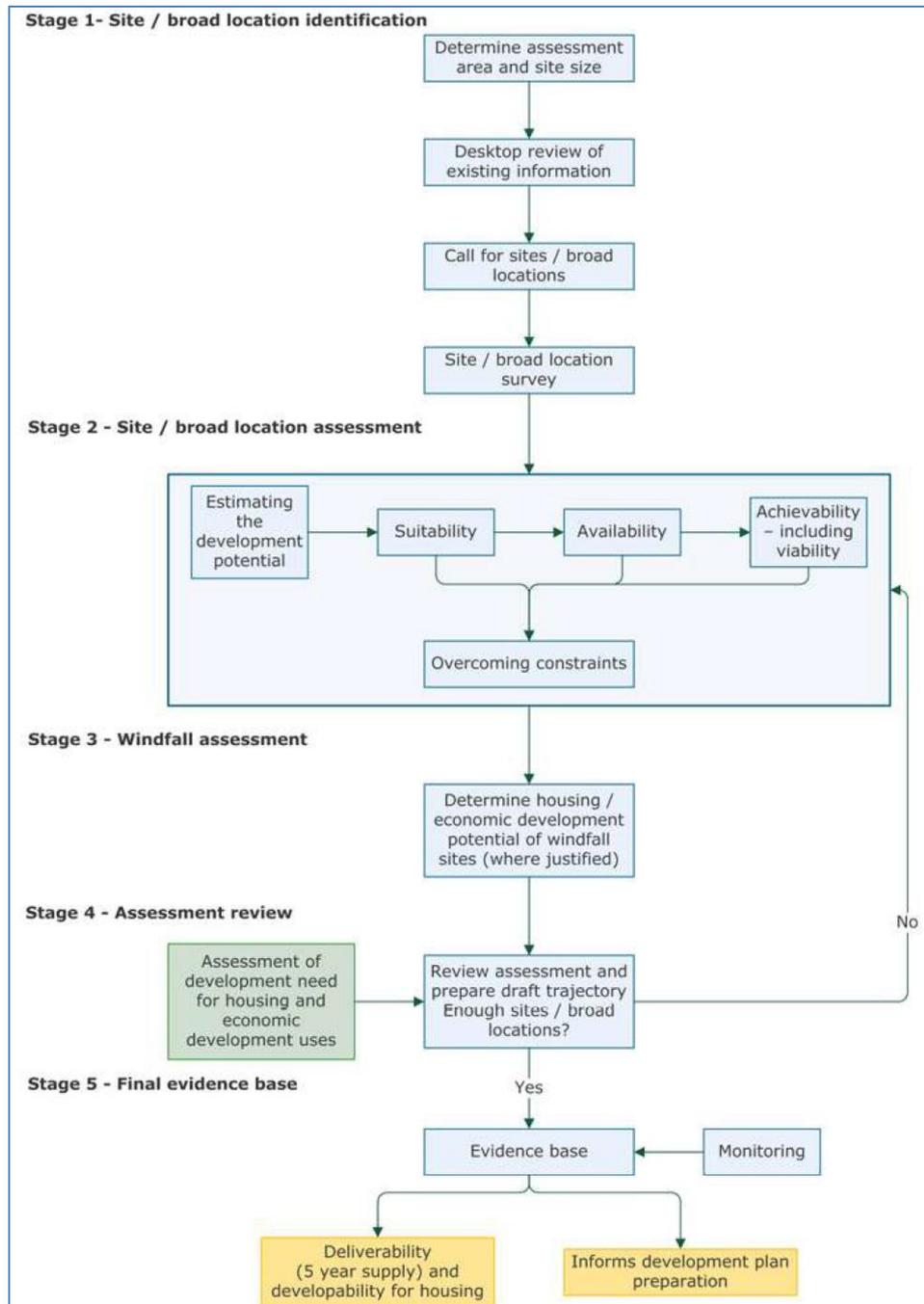
1.7 It is important to note that this document does not allocate land or sites for development. It is a piece of evidence base that will inform the development plan making process, in particular the Local Plan. This assessment will also feed into the Council's Housing Implementation Strategy.

1.8 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 11-15 of the plan.

2 Methodology

- 2.1 The methodology used within the assessment follows the guidance contained within the NPPG, particularly the 'housing and economic land availability assessment' section.
- 2.2 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 purposes of the Council's SHLAA only relevant parts of the flow chart will be utilised.



Determining an assessment area, site size and site sources

- 2.3 The NPPG suggests that an assessment area should cover a housing market area and 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 SHLAA 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.
- 2.4 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 Development Needs Assessment identify the Leicester and Leicestershire housing market area, consisting of all nine local planning authorities within Leicestershire and Leicester City.
- 2.5 From 2009 to 2014 the Leicester and Leicestershire housing market area produced individual local planning authority SHLAA'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).
- 2.6 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 local authorities assessment are consistent with the NPPG, in particular the housing and economic land availability assessment guidance.
- 2.7 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.
- 2.8 The Council's previous SHLAA'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.
- 2.9 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.
- 2.10 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 or which are allocated for development within the Local Plan.

- 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.

2.11 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 Council should actively identify sites using a wide variety of sources.**

Estimating the development potential of each site/broad location

2.12 When estimating the development potential of sites and broad locations within the SHLAA various factors should be taken into account.

Characteristics of a site

2.13 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

2.14 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. For the purposes of this assessment the Local Plan density standards will apply.

2.15 The above approach is to ensure that higher density housing developments are concentrated within the built up urban areas of the Borough.

Development ratio of a site

- 2.16 In addition to site density, the development ratio of a 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.
- 2.17 The following development ratio for sites have been drawn up in discussion with stakeholders at developer panels and successfully applied in past SHLAA'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.
- 2.18 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

- 2.19 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).
- 2.20 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.
- 2.21 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.

Sites will only be excluded where the entire site is affected by the red constraint.

- 2.22 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

- 2.23 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.
- 2.24 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

- 2.25 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

- 2.26 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.
- 2.27 The assessment of a sites suitability, achievability and availability will influence its deliverability and developability and ultimately its timescale for development.
- 2.28 The definition of what makes a site deliverable is set out in NPPF Annex 2: Glossary and paragraph 1.2 of this document
- 2.29 The definition of what makes a site developable is set out in NPPF Annex 2: Glossary and paragraph 1.4 of this document.

Timescales

- 2.30 In terms of development timescale, as set out in government guidance and the joint methodology, there are three categories; 0 – 5 year sites, 6 – 10 year sites and 11 – 15 years. 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 – 15 year category. Sites put forward that are deemed undevelopable will not be placed within any of the above categories.
- 2.31 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 .

Reviewing the assessment

2.32 The Council will endeavour to review the SHLAA on an annual basis illustrating the position as of the 1st April each year. The outcomes of the SHLAA will feed into other land supply and annual monitoring reports, such as the Housing Implementation Strategy. The SHLAA will also provide robust evidence to support the delivery of the Council's Local Plan. It should be noted, that this year's SHLAA has the base date of the 16th April 2019 due to this being the adoption date of the Council's new Local Plan.

3 Assessment Outcomes

- 3.1 Due to the recent adoption of the Council's Local Plan, there were not a high number of sites assessed for development. This was because; the majority of the sites contained in previous SHLAA's were allocated for development in the Council's new Local Plan. In addition no sites have been actively promoted to the Council since the Local Plan Examination in Public took place. However, of the sites that were assessed this year;
- 6 were characterised as sites considered to be deliverable within the next 5 year period.
- 3.2 All of the sites that have been characterised as deliverable are illustrated within the relevant table below. For this year's assessment no sites have been characterised as developable within 6 – 10 years. All are within 0 – 5 years. This is due to the Borough's urban nature, the perceived certainty of the proposal and the small scale nature of development proposed.
- 3.3 Each of the sites within the assessment has been given a potential number of dwelling figure. The total potential number of dwellings for the 0 – 5 year timescale is 99. Further details of the sites assessed can be found in the table below and Appendix 1.
- 3.4 The Council's new Local Plan runs for the period 2011 to 2031, and in addition to smaller scale allocations, the Plan allocates three greenfield Direction for Growth areas. These growth areas were identified as broad location for growth in previous SHLAA's.

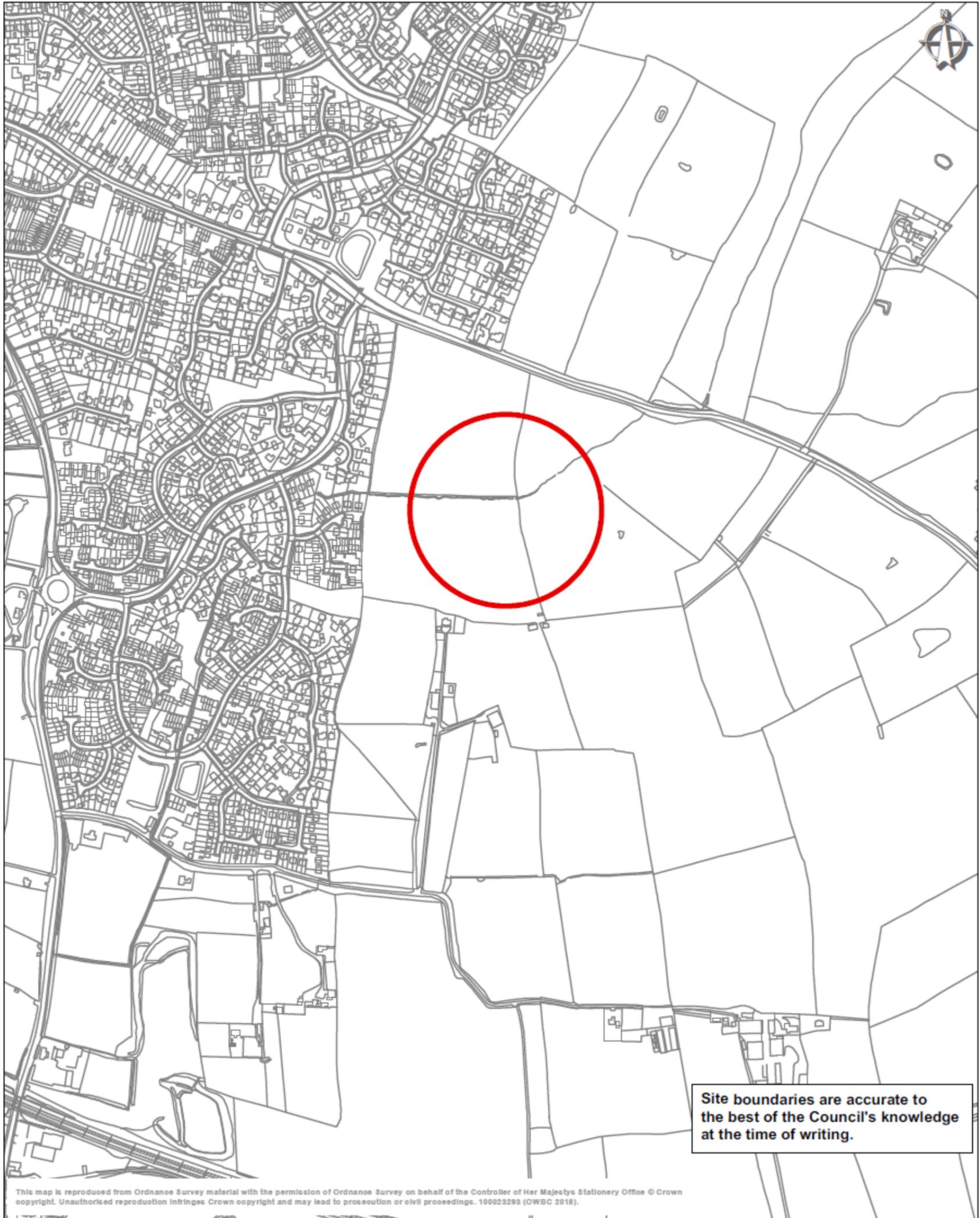
Deliverable and Developable within 5 Years

Settlement	Site	Area (hectares)	Number of Net Dwellings
Wigston	Wigston Direction for Growth Phase 1 Re-plan	-	32
Wigston	No. 66 Blunts Lane	0.023	2
South Wigston	41 – 43 Canal Street		12
South Wigston	Land at Bennett Way	0.130	8
South Wigston	No. 29-31, Canal Street	0.021	5
Kilby Bridge	Land to the east and west of Welford Road		40
Total		-	99

Appendix 1 – SHLAA Site Proformas 0 – 5 year sites

Address	Planning application no. (if relevant)	Description of location	Description of asset	Description of adjacent uses	Easting	Northing	Site size
Wigston Direction for Growth Phase 1 re-plan	The Wigston Direction for Growth Area Phase 1 (450 new homes)	The site is sandwiched between Newton Lane and Welford Road in Wigston. The site comprises an area of greenfield release specified through the Council's previous Core Strategy.	Comprises part of the Wigston Direction for Growth area Phase 1.	Existing (proposed) residential to the north, east, south and west.	461694	297968	-
Site Accessibility							
Pedestrian distance to primary school	Pedestrian distance to secondary school	Pedestrian distance to GP surgery	Pedestrian distance to a town, district or local centre boundary	Pedestrian distance to open space	Pedestrian distance to a bus stop	Pedestrian distance to a post office	
-	-	-	-	-	-	-	
Possible Constraints to Development							
Contaminated land	Heritage or archaeological	Environmental	Flooding	Topographical	Ownership	Other planning policy	
None known	None known	None known	None known	None known	None known		
Site Potential							
Description of potential use (if known)	Market interest	Potential number of dwellings	Expected timeframe for development	Other relevant information	Suitable	Available	Achievable
32 new additional residential units.	High.	32	Within 5 years	The Wigston Direction for Growth Phase 1 re-plan comprises 32 additional units to the 450 new homes approved through the previous granted planning permission.	Yes – now	Yes – now	Yes - now

WIGSTON DFG REPLAN 2019

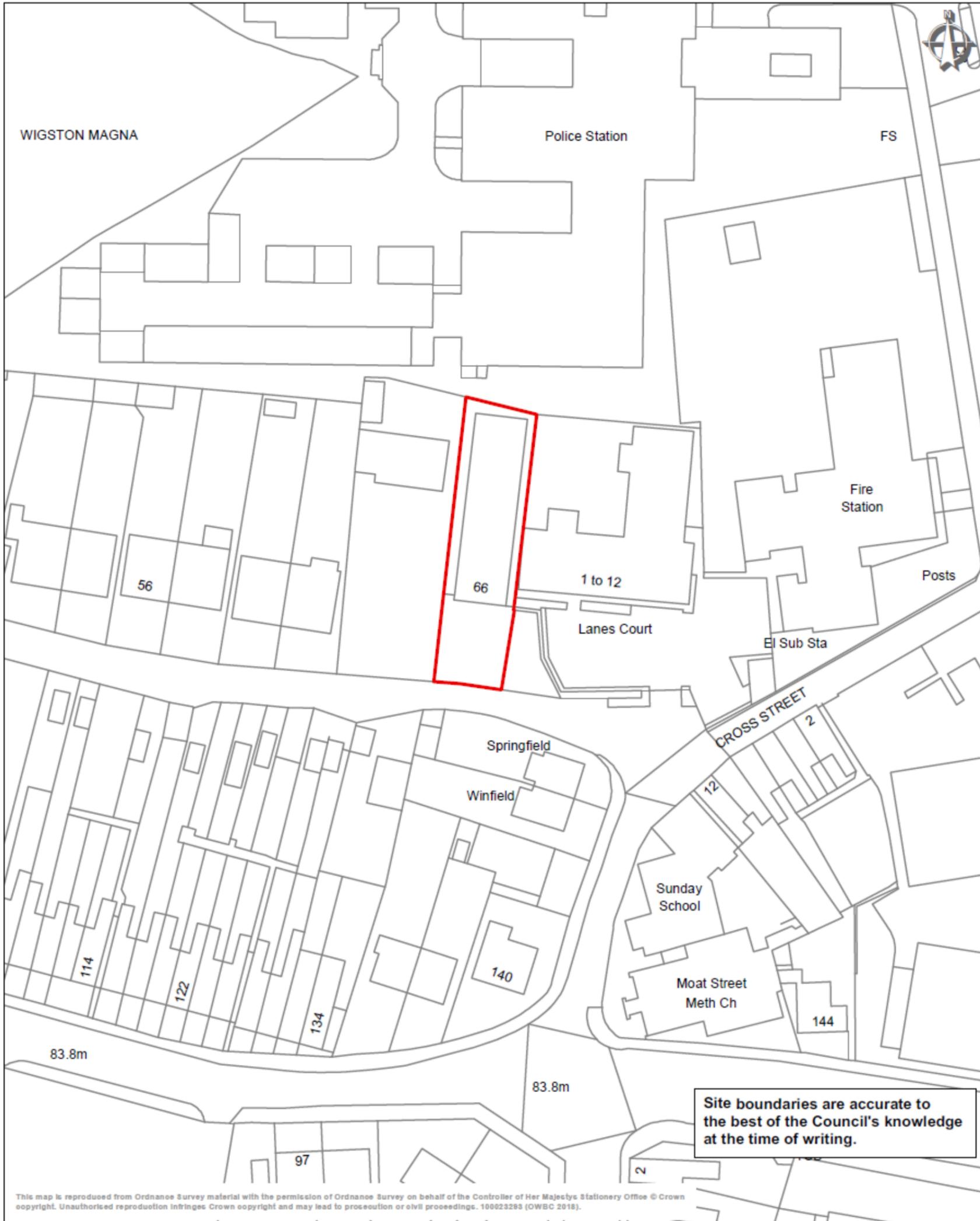


Site boundaries are accurate to the best of the Council's knowledge at the time of writing.

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Address	Planning application no. (if relevant)	Description of location	Description of asset	Description of adjacent uses	Easting	Northing	Site size
No. 66, Blunts Lane, Wigston	Outline permission has been previously refused for 3 no. dwellings. Refusal was based on over-development of the site. It is considered that 2 no. dwellings on the site would be more appropriate.	The site is located off Blunts Lane and is situated in The Lanes Conservation Area.	This brownfield site is occupied by a small; flat roofed, industrial unit and a small area used for car parking, fronting onto Blunts Lane.	The site is in a predominantly residential area, although there are a number of other uses in close proximity including both the Fire Station and Police Station. The site is located approximately 500m south of Wigston Town Centre.	460781	298669	0.023 ha
Site Accessibility							
Pedestrian distance to primary school	Pedestrian distance to secondary school	Pedestrian distance to GP surgery	Pedestrian distance to a town, district or local centre boundary	Pedestrian distance to open space	Pedestrian distance to a bus stop	Pedestrian distance to a post office	
Within 800m	Within 800m	Outside 800m	Within 800m	Within 800m	Within 800m	Within 800m	
Possible Constraints to Development							
Contaminated land	Heritage or archaeological	Environmental	Flooding	Topographical	Ownership	Other planning policy	
None known	Situated in The Lanes Conservation Area.	None known	None known	None known	None known	Those relating to over-development and landscape and character.	
Site Potential							
Description of potential use (if known)	Market interest	Potential number of dwellings	Expected timeframe for development	Other relevant information	Suitable	Available	Achievable
Due to the location of the site, the principle of residential development is acceptable.	Medium to high.	2	Within 5 years		Yes – now	Yes – now	Yes - now

66 BLUNTS LANE, WIGSTON



Address	Planning application no. (if relevant)	Description of location	Description of asset	Description of adjacent uses	Easting	Northing	Site size
41 to 43 Canal Street, South Wigston	15/00060/FUL – granted planning permission for 12 residential flats.	The site is located in an urbanised area on the corner of Healey Street and Canal Street, predominately characterised by terraced residential homes. It is located very close to the town centre boundary of South Wigston and is within short walking distance of numerous services and facilities.	The site is almost entirely built form and houses a former hosiery factory that has been disused for a number of years.	The adjacent uses to the site are predominately residential, however across Canal Street there is the Jacobs food manufacturing unit.	458904	298119	0.03 hectares
Site Accessibility							
Pedestrian distance to primary school	Pedestrian distance to secondary school	Pedestrian distance to GP surgery	Pedestrian distance to a town, district or local centre boundary	Pedestrian distance to open space	Pedestrian distance to a bus stop	Pedestrian distance to a post office	
Within 800m	Within 800m	Within 800m	Within 800m	Within 800m	Within 800m	Within 800m	
Possible Constraints to Development							
Contaminated land	Heritage or archaeological	Environmental	Flooding	Topographical	Ownership	Other planning policy	
None known	The site is situated within the South Wigston Conservation Area and is a locally listed building.	None known	None known	None known	None known		
Site Potential							
Description of potential use (if known)	Market interest	Potential number of dwellings	Expected timeframe for development	Other relevant information	Suitable	Available	Achievable
Conversion of former disused factory into 12 residential units.	High.	12	Within 5 years	The Council is in discussion with the current owner of the site relating to residential development.	Yes – now	Yes – now	Yes - now

41-43 CANAL STREET, SOUTH WIGSTON



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Address	Planning application no. (if relevant)	Description of location	Description of asset	Description of adjacent uses	Easting	Northing	Site size
29 – 31 Canal Street, South Wigston		The site is located in an urbanised area on the corner of Timber Street and Canal Street. It is located very close to the town centre boundary of South Wigston and is within short walking distance of numerous services and facilities.	The site consists of a former residence built in 1884, central courtyard and single storey extensions.	The adjacent uses are predominately residential however to the south there is a single retail unit.	458946	298237	0.02 hectares
Site Accessibility							
Pedestrian distance to primary school	Pedestrian distance to secondary school	Pedestrian distance to GP surgery	Pedestrian distance to a town, district or local centre boundary	Pedestrian distance to open space	Pedestrian distance to a bus stop	Pedestrian distance to a post office	
Within 800m	Within 800m	Within 800m	Within 800m	Within 800m	Within 800m	Within 800m	
Possible Constraints to Development							
Contaminated land	Heritage or archaeological	Environmental	Flooding	Topographical	Ownership	Other planning policy	
None known	Situated within the South Wigston Conservation Area.	None known	None known	None known	None known.		
Site Potential							
Description of potential use (if known)	Market interest	Potential number of dwellings	Expected timeframe for development	Other relevant information	Suitable	Available	Achievable
Pre-application discussions have taken place regarding the conversion from the current use as a bed sit to 5 residential apartment units.	Medium.	5	Within 5 years	The site has historically been leased to the Council for use as an 8 bedroom hostel.	Yes – now	Yes – now	Yes - now

29-31 CANAL STREET, SOUTH WIGSTON

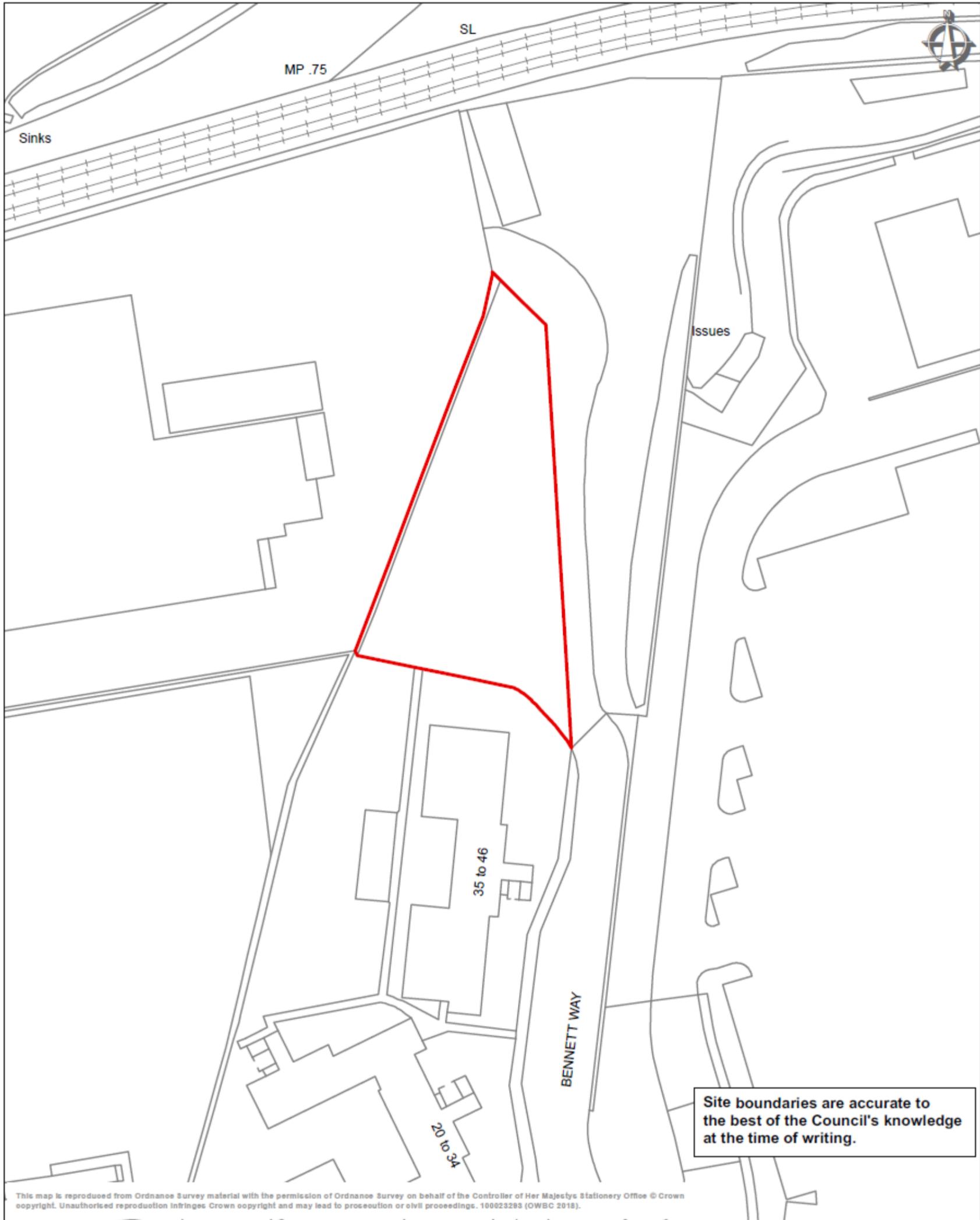


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Address	Planning application no. (if relevant)	Description of location	Description of asset	Description of adjacent uses	Easting	Northing	Site size
Land at Bennett Way, South Wigston		The site is accessed off Bennett Way and is located close to South Wigston railway station. It is also adjacent to Council owned residential properties.	The land is currently vacant hard standing with no built development form. The site is owned by Oadby and Wigston Borough Council.	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.	459141	298613	0.13 hectares
Site Accessibility							
Pedestrian distance to primary school	Pedestrian distance to secondary school	Pedestrian distance to GP surgery	Pedestrian distance to a town, district or local centre boundary	Pedestrian distance to open space	Pedestrian distance to a bus stop	Pedestrian distance to a post office	
Within 800m	Within 800m	Within 800m	Within 800m	Within 800m	Within 800m	Within 800m	
Possible Constraints to Development							
Contaminated land	Heritage or archaeological	Environmental	Flooding	Topographical	Ownership	Other planning policy	
None known	The site is directly adjacent to the South Wigston Conservation Area.	There are possible underground drainage issues that could dictate the use of lighter weight construction methods.	None known	None known	None known. The site is owned by the Council.	The site is identified within the Council's new Local Plan as appropriate for residential development.	
Site Potential							
Description of potential use (if known)	Market interest	Potential number of dwellings	Expected timeframe for development	Other relevant information	Suitable	Available	Achievable
It is considered that the site has the capacity for at least 8 residential properties.	High.	8	Within 5 years	For the period 2019 to 2024 the Council are to be delivering new council properties on its own sites. This site is a council asset that is considered appropriate for residential development.	Yes – now	Yes – now	Yes - now

BENNETT WAY, SOUTH WIGSTON



Address	Planning application no. (if relevant)	Description of location	Description of asset	Description of adjacent uses	Easting	Northing	Site size
Kilby Bridge, Leicestershire		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.	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.	To the north of the site is the Wigston Direction for Growth Allocation, to the east, south and west is countryside.	460999	297028	-
Site Accessibility							
Pedestrian distance to primary school	Pedestrian distance to secondary school	Pedestrian distance to GP surgery	Pedestrian distance to a town, district or local centre boundary	Pedestrian distance to open space	Pedestrian distance to a bus stop	Pedestrian distance to a post office	
Outside 800m	Outside 800m	Outside 800m	Outside 800m	Within 800m	Outside 800m	Outside 800m	
Possible Constraints to Development							
Contaminated land	Heritage or archaeological	Environmental	Flooding	Topographical	Ownership	Other planning policy	
None known	None known	None known	Potential flooding issues, as located close to the Grand Union Canal	None known	None known	The Kilby Bridge Settlement area is identified for up to 40 new residential units within the Council's new Local Plan.	
Site Potential							
Description of potential use (if known)	Market interest	Potential number of dwellings	Expected timeframe for development	Other relevant information	Suitable	Available	Achievable
The Council is in current discussion with a number of landowners with regards to fulfilling the 40 new residential units identified within the new Local Plan.	High	40	Within 5 years	The Council's new Corporate Plan for the period 2019-2024 identifies the redevelopment of Kilby Bridge as a priority that the Council will actively contribute towards.	Yes – now	Yes – now	Yes - now

KILBY BRIDGE SETTLEMENT BOUNDARY

