

Strategic Housing Land Availability Assessment (SHLAA)

2021-2022



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Please Note:

The Council has undertaken two Call for Sites public consultation exercises between Friday 25 September 2020 and Friday 20 November 2020 and 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 (link below):

https://www.oadby-wigston.gov.uk/pages/call_for_sites

1. Introduction

1.1 Background

The Strategic Housing and Land Availability Assessment (SHLAA)

- 1.1.1 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 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) 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 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.

1.2.4 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 Practice 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 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 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).

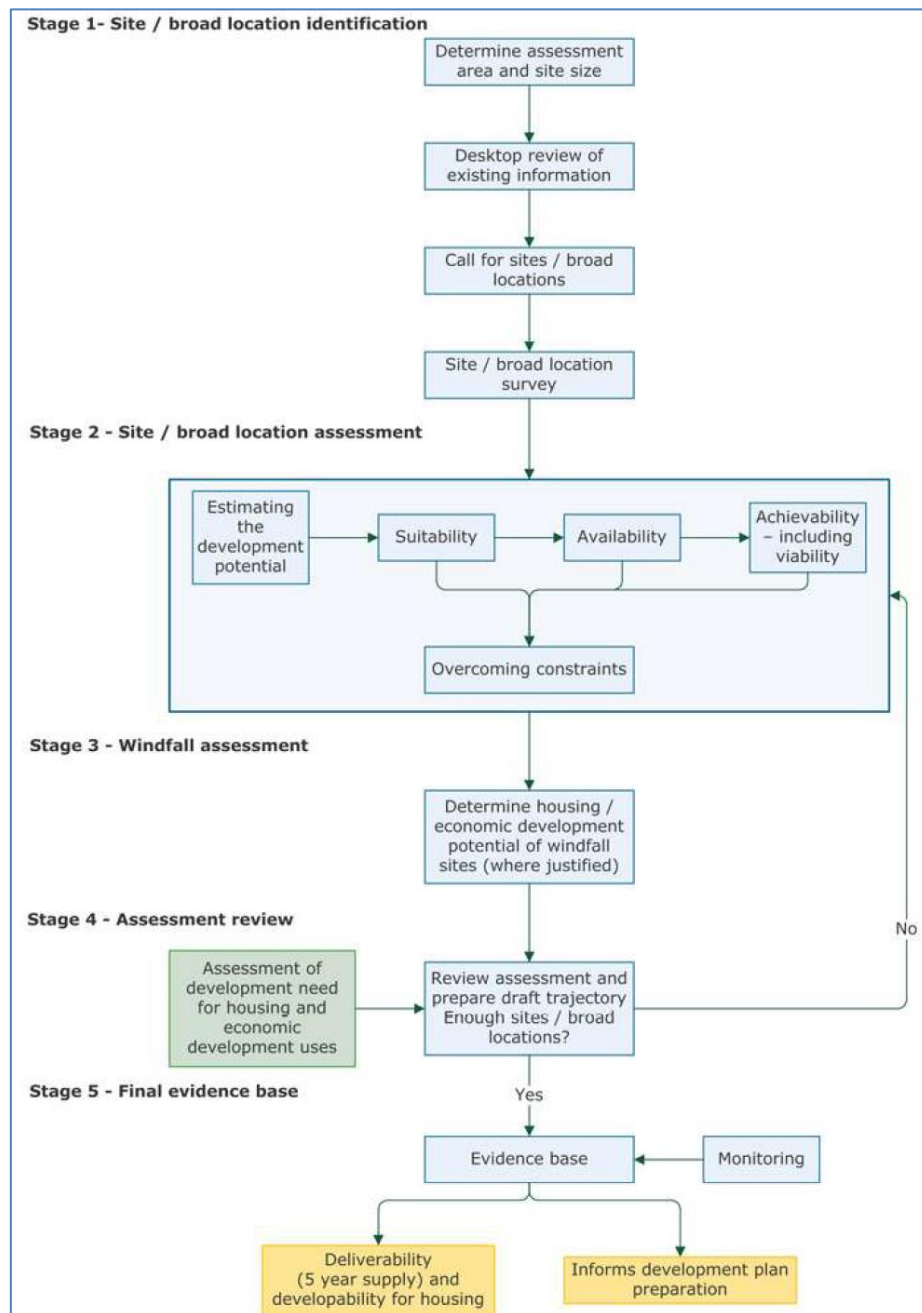
1.3.2 The Council's SHLAA forms a key component of the evidence base that underpins the Local Plan, specifically its policies for housing and the delivery of land to meet identified requirements. The Council will make every effort to ensure that the assessment follows national guidance, however if it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

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' section¹.

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 purposes of the Council's SHLAA only relevant parts of the flow chart will be utilised.



¹ <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 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.
- 2.2.2 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 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).
- 2.2.4 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 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.
- 2.2.7 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 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.

2.2.9 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 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 SHLAA, various factors should be taken into account.

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

2.3.4 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

2.3.5 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.

2.3.6 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.

2.3.7 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 NPPF Annex 2: Glossary.

2.3.18 The definition of what makes a site developable is set out in NPPF Annex 2: Glossary.

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 – 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.

- 2.4.2 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.

2.5 Reviewing the assessment

- 2.5.1 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.

3. Assessment Outcomes

- 3.1.1 Since the adoption of the Council's Local Plan in April 2019, there has been a smaller number of sites assessed for development. This is because; the majority of the sites (10 or more units) contained in previous SHLAA's were allocated for development in the Council's Local Plan. In addition, aside from the sites received via the 2021 Call for Sites exercise (note – that these will not be included in this SHLAA for the reasons set out on the Contents Page), no larger sites have been actively promoted to the Council recently. However, of the sites that have been assessed as part of this year's SHLAA;
- 10 were characterised as sites considered to be deliverable and developable within the next 5 year period.
- 3.1.2 All of the sites that have been characterised as deliverable and developable, at 1st April 2022, are illustrated within the relevant table below. For this year's assessment no sites have been characterised as developable within 6 – 10 years, and neither has there been any sites included as developable for 11+ years (see Call for Sites: Site Collation and Initial Assessment document).
- 3.1.3 Each of the sites within the assessment have been given a potential number of dwellings figure. The total potential number of new dwellings for the 0 – 5 year timescale is 233. Further details of the sites assessed can be found in the tables below and in the Appendices.

Deliverable and Developable within 5 Years

Settlement	Site	Area (hectares)	Number of net dwellings
Oadby	Land At Cottage Farm Glen Road		100
Kilby Bridge	Land to the east and west of Welford Road	3.02	40
Wigston	Phase 1b Wigston DfG	1.26	38
Wigston	26 - 32 Bull Head Street	0.0777	17
Wigston	No. 2 Central Avenue & No. 14 Long Street	0.085	12
Wigston	Land Adjacent to Nos. 26-28 Station Road	0.12	12
South Wigston	Land at Bennett Way	0.13	8
Wigston	8 - 10 Long Street	0.089	3
Wigston	No. 66 Blunts Lane	0.023	2
Oadby	Land Adjacent To 23 Highcroft Road	0.1261	1
Total			233

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

Site assessment summary

Site name:	No. 2 Central Avenue and No. 14 Long Street, Wigston
Planning application no. (if relevant):	18/00368/FUL Granted planning permission for 12 residential flats, subject to S106 agreement.
Description of location:	The site is located on the corner of Long Street and Central Avenue in Wigston. The Winchester Snooker Club has historically occupied this site.
Description of asset:	The site, at approx. 852m ² in area, is situated in 'The Lanes' Conservation Area' and wraps around the corner of Central Avenue and Long Street, Wigston.
Description of adjacent uses:	The site is surrounded by residential properties to the West, offices to the north and retail to the east.
Site area:	0.085ha
Easting / Northing	460466 / 298792

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

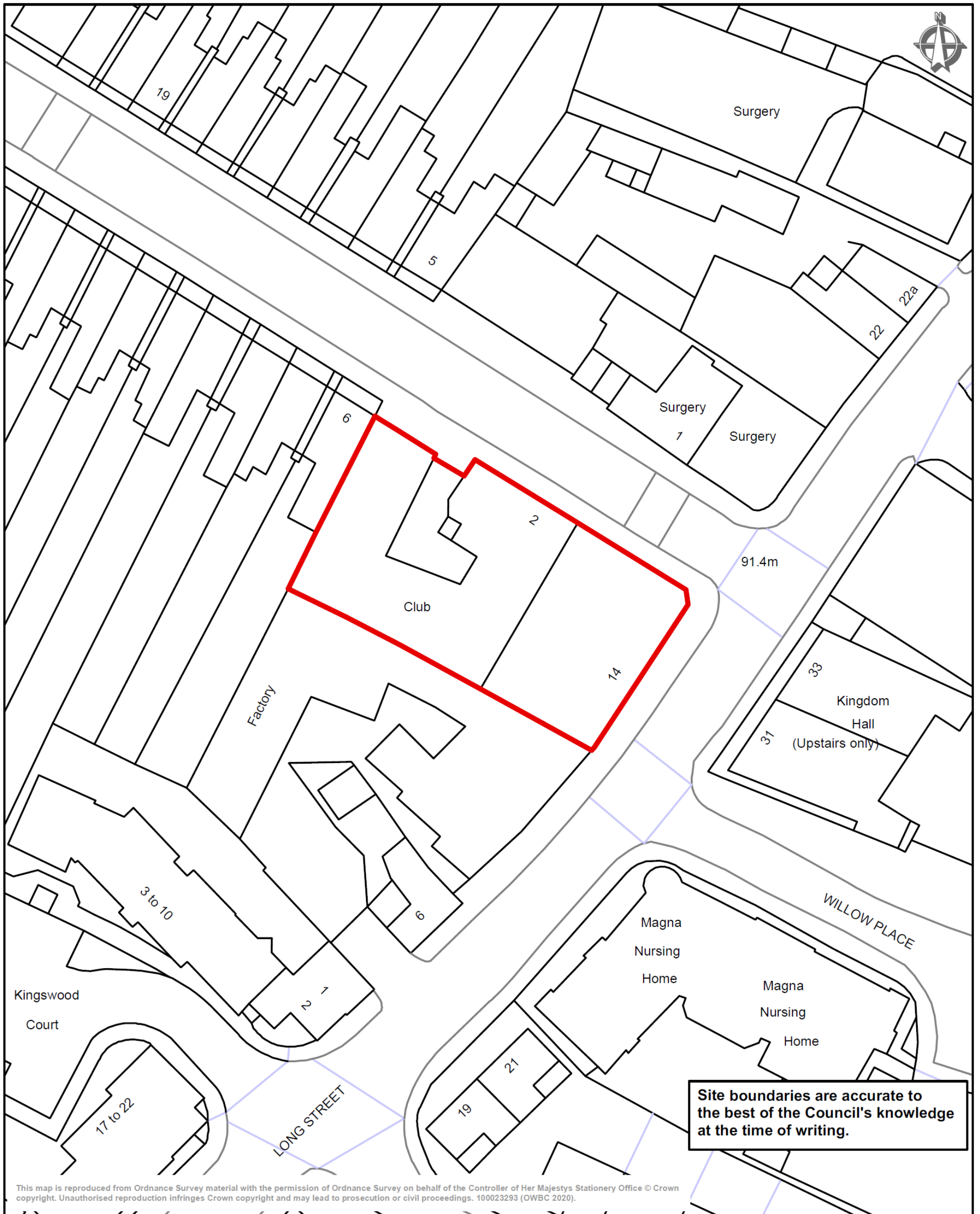
Possible Constraints to Development

Contaminated land:	None known.
Heritage or archaeological:	The site is situated within the Lanes Conservation Area. Locally listed building.
Environmental:	None known.
Flooding:	None known. LLFA requires further information in relation to drainage.
Topographical:	None known.
Ownership:	None known.
Other planning policy:	3 affordable homes required. Landscape and character. Parking.

Site Potential

Description of potential use (if known):	12 new residential units.
Market interest:	High.
Potential number of dwellings:	12
Expected timeframe for development:	0 – 5 years
Other relevant information:	-
Suitable:	Yes
Available:	Yes – now
Achievable:	Yes – now

2 CENTRAL AVENUE - 14 LONG STREET, WIGSTON



Site assessment summary

Site name:	Land Adjacent to Nos. 26-28 Station Road, Wigston
Planning application no. (if relevant):	18/00364/FUL Granted planning permission for 12 residential flats, subject to S106 agreement.
Description of location:	The site is located on the corner of Station Road and Pullman Road in Wigston.
Description of asset:	The site, at approx. 1,201m ² in area, is situated in Wigston and wraps around the corner of Pullman Road and Station Road.
Description of adjacent uses:	The site is surrounded by residential properties to the North, East and West, plus educational and leisure establishments to the south.
Site area:	0.12 ha
Easting / Northing	459642 / 298590

Site accessibility

Pedestrian distance to primary school:	Outside 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:	Outside 800m

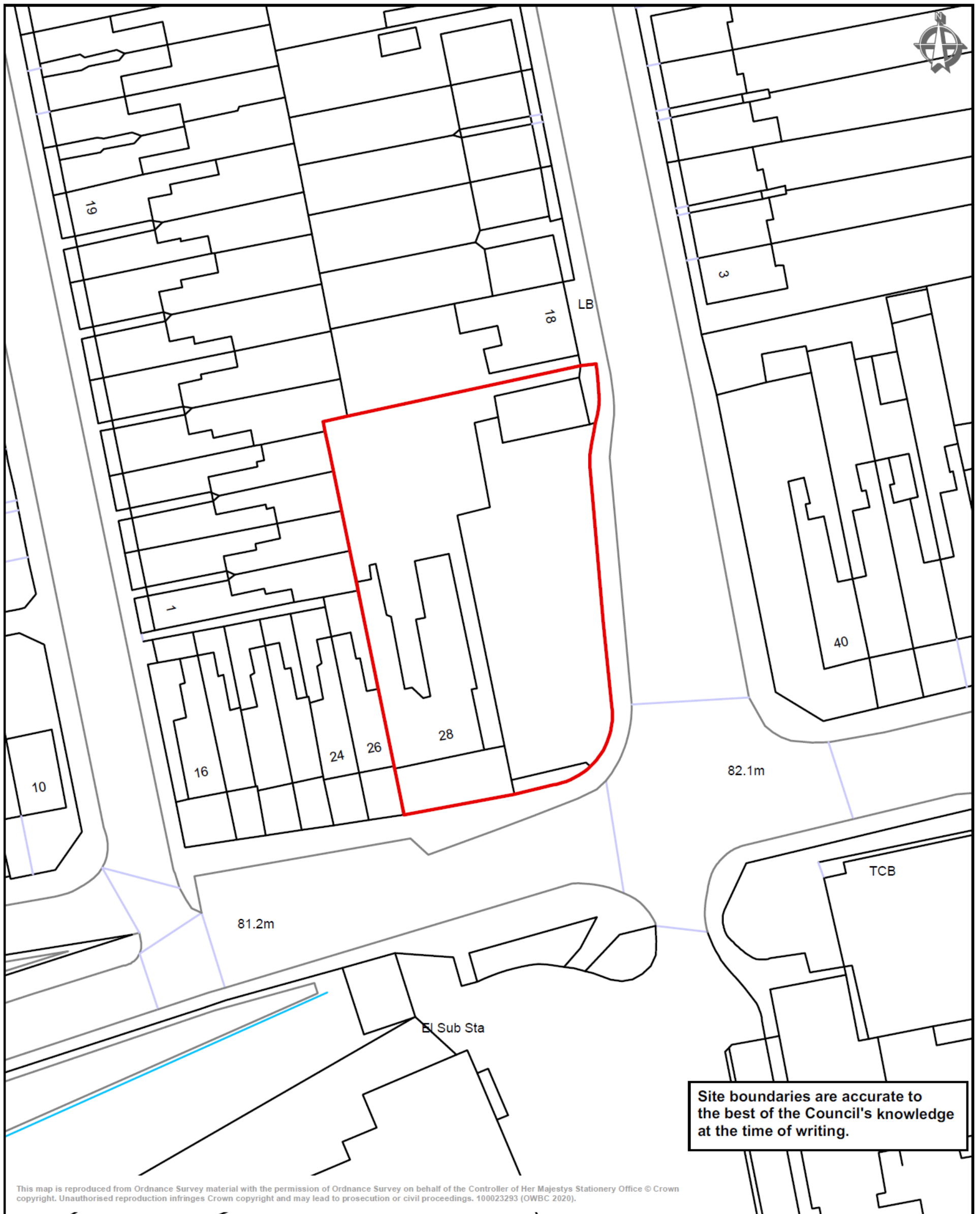
Possible Constraints to Development

Contaminated land:	None known
Heritage or archaeological:	None known
Environmental:	None known.
Flooding:	None known
Topographical:	None known
Ownership:	None known
Other planning policy:	

Site Potential

Description of potential use (if known):	12 new residential units.
Market interest:	High.
Potential number of dwellings:	12
Expected timeframe for development:	0 - 5 years
Other relevant information:	-
Suitable:	Yes
Available:	Yes – now
Achievable:	Yes – now

LA 26 - 28 STATION ROAD, WIGSTON



Site assessment summary

Site name:	No. 66, Blunts Lane, Wigston
Planning application no. (if relevant):	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.
Description of location:	The site is located off Blunts Lane and is situated in The Lanes Conservation Area.
Description of asset:	This brownfield site is occupied by a small; flat roofed, industrial unit and a small area used for car parking, fronting onto Blunts Lane.
Description of adjacent uses:	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.
Site area:	0.023 ha
Easting / Northing	460781 / 298669

Site accessibility

Pedestrian distance to primary school:	Outside 800m
Pedestrian distance to secondary school:	Inside 800m
Pedestrian distance to GP surgery:	Outside 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

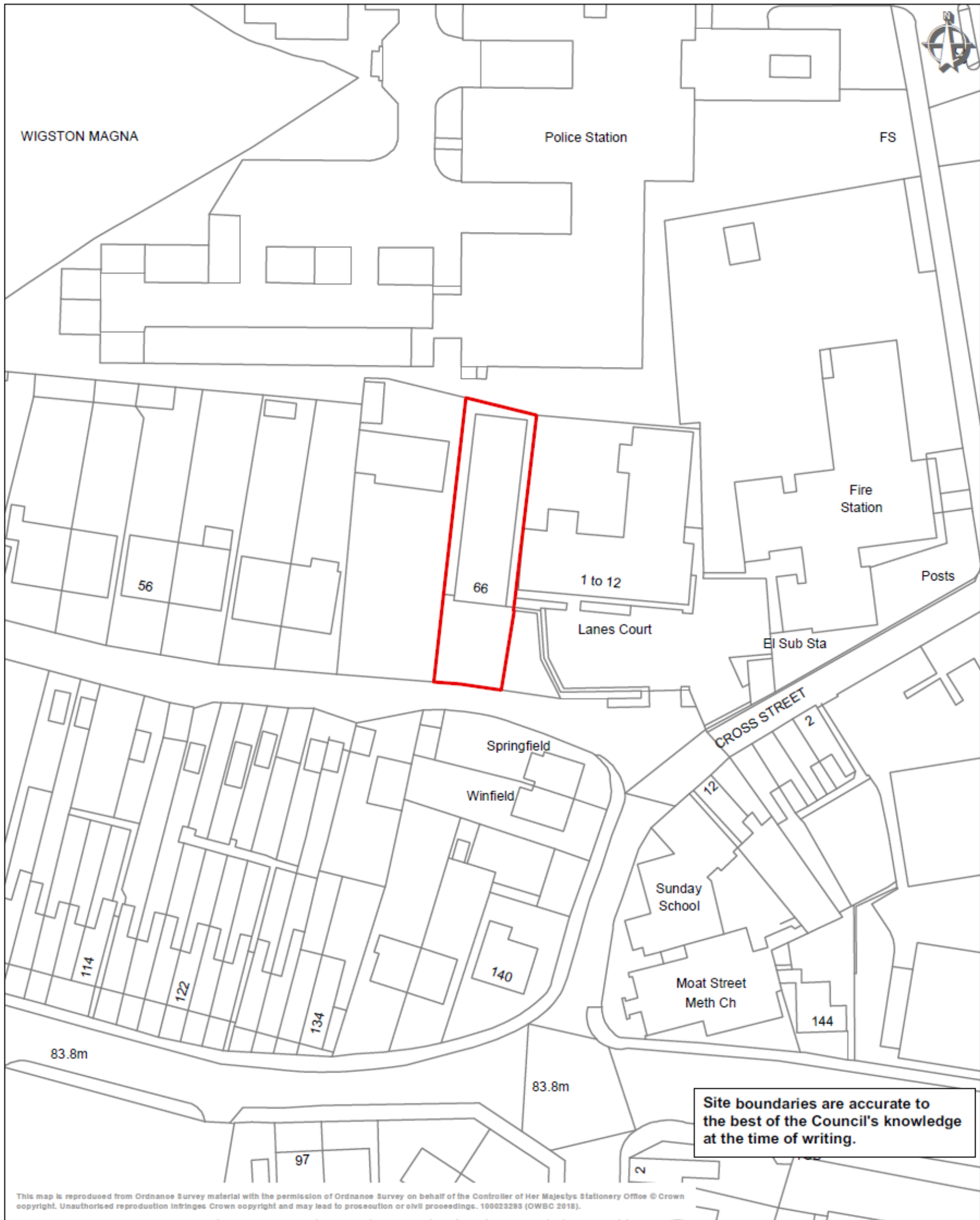
Possible Constraints to Development

Contaminated land:	None known
Heritage or archaeological:	Situated in The Lanes Conservation Area.
Environmental:	None known.
Flooding:	None known
Topographical:	None known
Ownership:	None known
Other planning policy:	Over-development and landscape and character.

Site Potential

Description of potential use (if known):	Due to the location of the site, the principle of residential development is acceptable.
Market interest:	Medium to high.
Potential number of dwellings:	2
Expected timeframe for development:	0 - 5 years
Other relevant information:	-
Suitable:	Yes
Available:	Yes – now
Achievable:	Yes – now

66 BLUNTS LANE, WIGSTON



Site assessment summary

Site name:	26 - 32 Bull Head Street, Wigston
Planning application no. (if relevant):	22/00163/FUL
Description of location:	The site is located on Bull Head Street, a dual carriageway linking Leicester to Wigston and located within The Spa Lane Conservation Area.
Description of asset:	The site is a former petrol station currently being used as a hand car wash facility
Description of adjacent uses:	The site boundaries to the north and south are adjacent to residential properties that are included on the Council's list of Locally Listed Buildings. To the east are a mix of residential, commercial and electricity substation and to the west is a public house and car park and Council owned car park.
Site area:	0.0777 ha
Easting / Northing	460874 / 298949

Site accessibility

Pedestrian distance to primary school:	Inside 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:	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

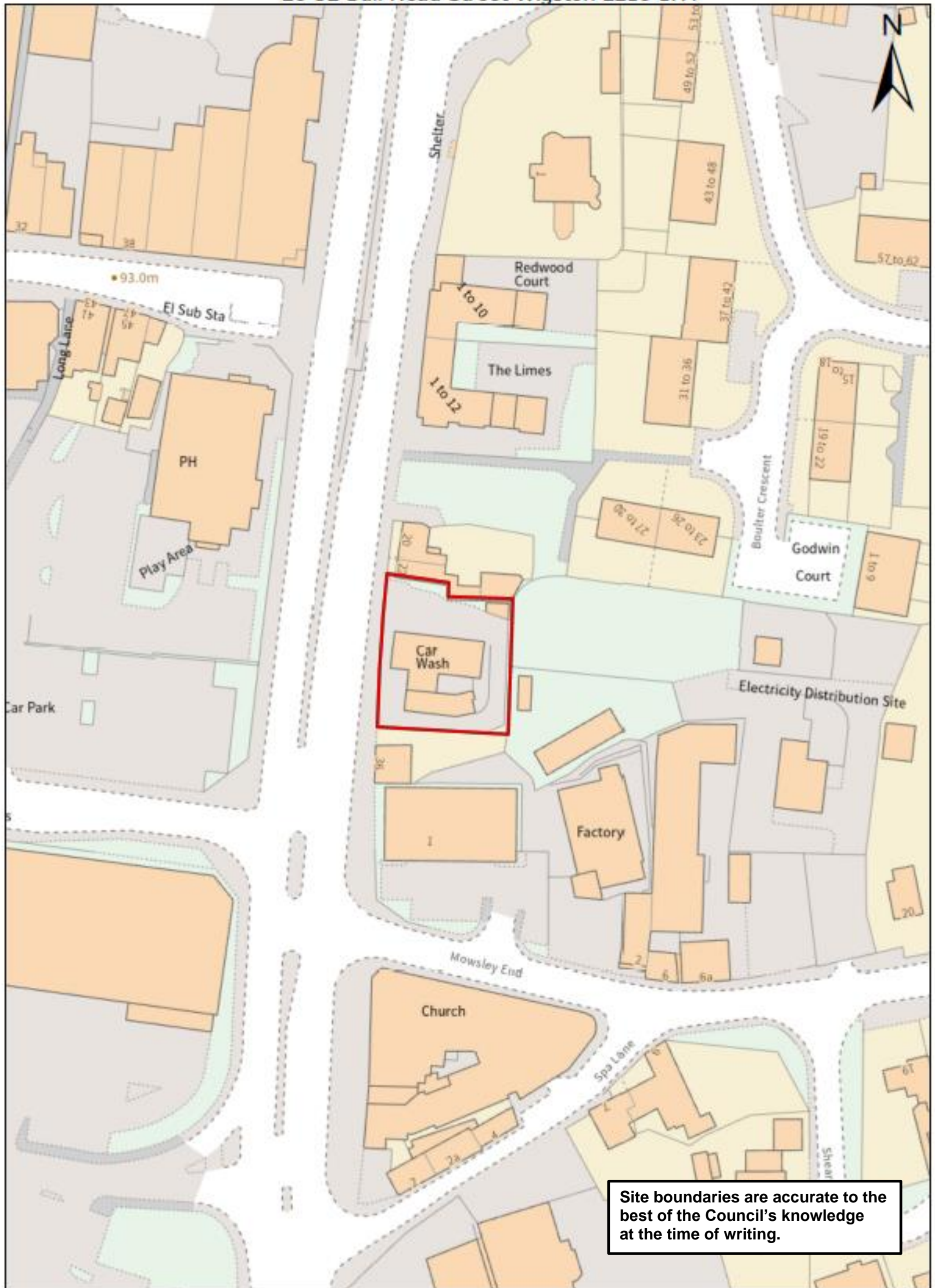
Possible Constraints to Development

Contaminated land:	Unknown, though it has been confirmed that no contamination survey or reports have been carried out.
Heritage or archaeological:	The site is in Spa Lane Conservation Area.
Environmental:	Robust species of sycamore onsite that should be retained and another tree should be planted to aid drainage and provide a limited biodiversity net gain.
Flooding:	None known. Flood Zone 1 – low risk of fluvial flooding and low-medium risk of surface water flooding.
Topographical:	None known
Ownership:	Unknown
Other planning policy:	Impact on the character of the area, on residential amenity, highway safety and parking.

Site Potential

Description of potential use (if known):	The principal of residential development has been set in previous granted permissions.
Market interest:	Unknown.
Potential number of dwellings:	17 flats
Expected timeframe for development:	0-5 years.
Other relevant information:	Previous schemes have been approved, having lapsed. A scheme in 2021 was submitted but withdrawn.
Suitable:	Yes
Available:	Yes – now
Achievable:	Yes – now

26-32 Bull Head Street Wigston LE18 1PA



Scale: 1:1,000

Site assessment summary

Site name:	8 – 10 Long Street, Wigston
Planning application no. (if relevant):	20/00337/FUL
Description of location:	The immediate area is characterised by mixed use development, including residential, retail and services.
Description of asset:	Former industrial buildings of number 8 and 10 Long Street which are currently being redeveloped into flats.
Description of adjacent uses:	There is a gym to the north east, modern residential development to the south west, a care home directly opposite the site and the back gardens of dwellings to the west (rear) of the site (the factory forms an imposing structure when viewed from these gardens).
Site area:	0.089 ha
Easting / Northing	460469 / 298780

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 and its existing buildings are within The Lanes Conservation Area.
Environmental:	None known
Flooding:	None known
Topographical:	Mostly flat ground level.
Ownership:	Unknown
Other planning policy:	Technical space standards. Landscape and character.

Site Potential

Description of potential use (if known):	Residential dwellings (flats).
Market interest:	High
Potential number of dwellings:	3 flats
Expected timeframe for development:	0-5 years.
Other relevant information:	Roof level apartments and fenestration in addition to approved scheme that is in progress.
Suitable:	Yes
Available:	Yes – now
Achievable:	Yes – now

8-10 Long Street Wigston



Scale: 1:1,000

Site assessment summary

Site name:	Land off Newton Lane, Wigston
Planning application no. (if relevant):	21/00485/FUL
Description of location:	Land South of Newton Lane, Wigston (Direction for Growth allocation).
Description of asset:	The application site is situated in the south-eastern corner of the approved Phase 1 development. It is currently undefined open space associated with the Phase 1 development, which is under construction. The site is currently inaccessible to the wider Phase 1 development and separated by a large hedgerow. Access is proposed from the previously approved road network within Phase 1.
Description of adjacent uses:	The application site is located to the east of Primrose Wray Way (yet to be constructed), and south of the approved Phase 1 playing field. Cooks Lane forms the southern boundary of the site. Immediately to the east of the site is Phase 2 of the Wigston Direction for Growth. Spring Cottage Farm lies to the north of the application site with access to the Cottage to be taken from the Phase 1 development as part of these development proposals.
Site area:	1.26 ha
Easting / Northing	461678 / 297962

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:	None known
Flooding:	None known
Topographical:	None known
Ownership:	The site is being developed by David Wilson Homes and Barratt Homes.
Other planning policy:	Developer contributions. Landscape and character. Quality of Materials.

Site Potential

Description of potential use (if known):	38 residential dwellings and pumping station.
Market interest:	High
Potential number of dwellings:	38
Expected timeframe for development:	0-5 years.
Other relevant information:	Full Planning Application for amendments to original planning permissions 18/00087/REM, 18/00260/FUL and 20/00262/FUL with amended house-types, changes to layout and the provision of an additional of 38 dwellings overall.
Suitable:	Yes
Available:	Yes – now
Achievable:	Yes – now

Land off Newton Lane, Wigston



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

Scale: 1:2,500

Site assessment summary

Site name:	Land Adjacent To 23 Highcroft Road
Planning application no. (if relevant):	22/00072/FUL
Description of location:	The application site is located on the north-west corner of Highcroft Road which is located to the north of Glen Road (A6)
Description of asset:	The application site is located on the north-west corner of Highcroft Road and contains a parcel of land that was formally in private amenity use and planted with fruit trees and contained a now demolished asbestos cement outbuilding which has been demolished and the majority of the site has been cleared of vegetation however, there remains a parcel of rough woodland to the rear.
Description of adjacent uses:	The area is residential in character with the street scene being characterised by single storey dwellings constructed from brick. A modern housing estate of mainly two storey brick dwelling is situated immediately to the north of the plot. The site is not within a Conservation Area and does not contain or impact on the setting of any Listed Buildings.
Site area:	0.1261 ha
Easting / Northing	463820 / 299432

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:	The woodland to the rear of the site contains a known Badger Set.
Flooding:	None known
Topographical:	None known
Ownership:	Site is being developed by David Wilson Homes and Barratt Homes.
Other planning policy:	Landscape and character. Quality of materials. Biodiversity and ecology. Subdivision and infill development. Highway safety.

Site Potential

Description of potential use (if known):	Residential dwelling (two storey)
Market interest:	Unknown
Potential number of dwellings:	1
Expected timeframe for development:	0-5 years.
Other relevant information:	-
Suitable:	Yes
Available:	Yes
Achievable:	Yes

Land Adjacent to 23 Highcroft Road Oadby



Scale: 1:1,000

Site assessment summary

Site name:	Land at Cottage Farm, Direction for Growth (Phase 2b), Oadby
Planning application no. (if relevant):	The Cottage Farm Direction for Growth Area 100 dwellings with all matters reserved for subsequent approval (Phase 2b) 22/00080/REM reserved matters pending. (ref. 19/00356/OUT).
Description of location:	The site is on the periphery of Oadby and will be accessed by a junction off the A6, Glen Road.
Description of asset:	Comprises part of the Cottage Farm Direction for Growth Area Phase 2b.
Description of adjacent uses:	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.
Site area:	-
Easting / Northing	463565 / 299121

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:	The woodland to the rear of the site contains a known Badger Set.
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). S106. Developer contributions.

Site Potential

Description of potential use (if known):	100 new additional residential dwellings.
Market interest:	High.
Potential number of dwellings:	100
Expected timeframe for development:	0-5 years.
Other relevant information:	The additional 100 units were not allocated in the Local Plan and are therefore additional to the planned development.
Suitable:	Yes
Available:	Yes - now
Achievable:	Yes - now

Land at Cottage Farm Glen Road, Oadby



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

Scale: 1:5,000

Site assessment summary

Site name:	Land at Bennett Way, South Wigston
Planning application no. (if relevant):	-
Description of location:	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.
Description of asset:	The land is currently vacant hard standing with no built development form. The site is owned by Oadby and Wigston Borough Council.
Description of adjacent uses:	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.
Site area:	0.13 hectares
Easting / Northing	459141 / 298613

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

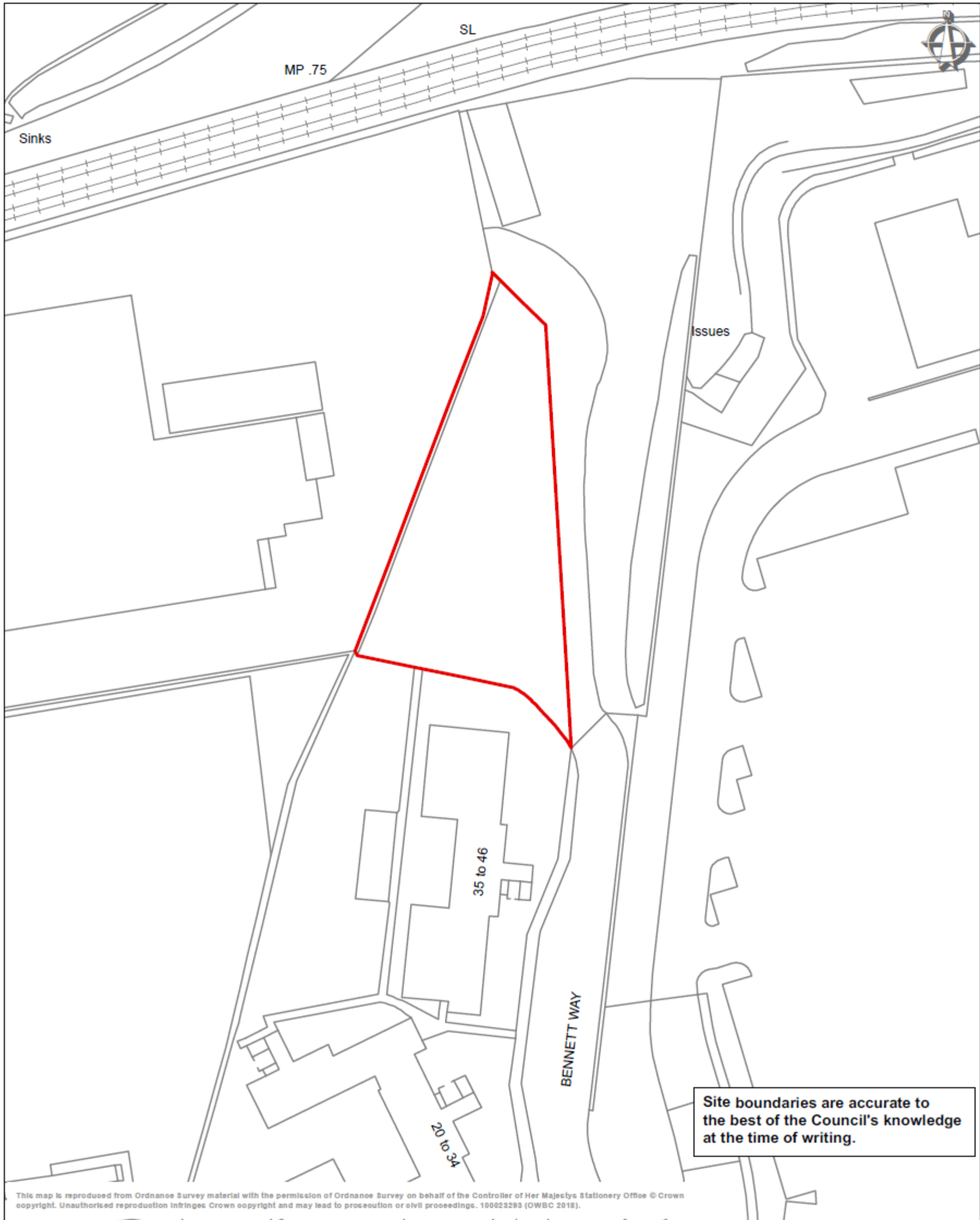
Possible Constraints to Development

Contaminated land:	None known
Heritage or archaeological:	The site is directly adjacent to the South Wigston Conservation Area.
Environmental:	There are possible underground drainage issues 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:	The site is identified within the Council's new Local Plan as appropriate for residential development, although it has not been allocated because it is below the site size threshold for allocations in the Local Plan.

Site Potential

Description of potential use (if known):	It is considered that the site has the capacity for at least 8 residential properties.
Market interest:	High.
Potential number of dwellings:	8
Expected timeframe for development:	0-5 years.
Other relevant information:	For the period 2020 to 2025 the Council is to be delivering new council properties on its own sites. This site is a council asset that is considered appropriate for residential development.
Suitable:	Yes
Available:	Yes - now
Achievable:	Yes - now

BENNETT WAY, SOUTH WIGSTON



Site assessment summary

Site name:	Land to the east and west of Welford Road, Kilby Bridge (Ellis Farm Welford Road, Kilby Bridge)
Planning application no. (if relevant):	20/00526/OUT (withdrawn)
Description of location:	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.
Description of asset:	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.
Description of adjacent uses:	To the north of the site is the Wigston Direction for Growth Allocation, to the east, south and west is countryside.
Site area:	3.02 ha
Easting / Northing	460999 / 297028

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:	Outside 800m
Pedestrian distance to a post office:	Outside 800m

Possible Constraints to Development

Contaminated land:	None known
Heritage or archaeological:	None known
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 new Local Plan.

Site Potential

Description of potential use (if known):	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.
Market interest:	High.
Potential number of dwellings:	40
Expected timeframe for development:	0-5 years.
Other relevant information:	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.
Suitable:	Yes
Available:	Yes - now
Achievable:	Yes - now

KILBY BRIDGE SETTLEMENT BOUNDARY

