



Borough of Oadby & Wigston

Directorate of Consumer Services
Planning Department



Supplementary Planning Guidance Note

Managing the Supply of New Housing Land

Adopted 16 December 2003

Introduction

The purpose of this document is to provide detailed planning guidance on the future release of land for housing in the Borough of Oadby and Wigston. In line with Housing policies 4-11, 13 and Landscape policy 2 of the adopted Local Plan, the guidance clarifies the Borough Council's current position in relation to the provision of land for housing set out in the adopted Leicestershire Structure Plan 1991-2006; and how the Council shall control the future release of land in accordance with the plan – monitor – manage approach set out in PPG3: Housing.

Status

This Supplementary Planning Guidance was adopted by Oadby and Wigston Borough Council at its meeting on 16 December 2003 and came into effect on 2 February 2004.

Consultation

The Borough Council aims to consult and engage with as wide a range of stakeholders as is possible. In accordance with a Council resolution made at the meeting of Council on the 21 October 2003, draft supplementary planning guidance was published and placed on deposit for a period of 6 weeks between 27 October 2003 and 8 December 2003.

A Statement of Consultation has been prepared to accompany this document and is available upon request.

Background

All but one of the housing sites allocated in the adopted Local Plan have now been taken up. In addition, the Borough is receiving a number of applications for residential development on brownfield sites which were not allocated in the Local Plan. The consequence of this is that the Borough is on course to meet the housing requirements set out in the adopted Structure and Local Plans.

Therefore, it is now prudent to put in place supplementary planning guidance that can be used to manage the release of housing land, which takes into account the latest government, regional and county based planning policy and guidance, until the adoption of the emerging LDF. The LDF will allocate sites for new residential development, having undertaken the necessary public consultation and followed the appropriate planning and political processes.

This approach is supported by the emerging Leicestershire, Leicester and Rutland Structure Plan which phases development of strategic Greenfield housing sites between 2011 and 2016 for the whole Plan Period (1996-2016). It will also ensure that development is consistent with Government Guidance which encourages the development of brownfield sites before the development of greenfield sites. SPG to manage the release of housing land would be related to the following policies:

Adopted Leicestershire Structure Plan 1991-2006

- Housing Policy 1: The Quantity of Housing Land
- Housing Policy 2: The Location of Housing Development

Emerging Leicestershire, Leicester and Rutland Structure Plan 1996-2016

- Housing Policy 1: The Quantity of Housing Land
- Housing Policy 2: Strategic Greenfield Housing Sites
- Housing Policy 3: New Housing Provision on Previously Developed Land and through Conversions

Adopted Local Plan 1991-2006

- Housing Policies 4-11: Site Allocations
- Housing Policy 13: Infill development
- Landscape Policy 2: Backland Development

Technical Background - Housing Land Supply

This section illustrates the current situation in relation to housing land supply and uses projections to show future scenarios that could occur if the supply of new housing land is not properly managed until the adoption of a LDF.

The Leicestershire Structure Plan 1991-2006 allocated 1750 dwellings to be completed in the Borough between April 1991 and April 2006. The table below sets out the current residential land supply comprising of completions, outstanding planning permissions and under construction and remaining windfall capacity at April 2003.

Table 1: 2003 – 2004 Supply @1st September

Leicestershire Structure Plan Target 1991-2006	1750
Total Completions April 1991 to April 2003	1320
Total Structure Plan Target Remaining	430
Total Supply (Existing permissions and under construction)	480
Calculated Windfall Capacity (based on figures gained from pre-app negotiations, sites with dev briefs, and NLUD data)	140

Table 1 illustrates how the Borough Council is on course to meet the Leicestershire Structure Plan Target 1991-2006, although this target will not have been achieved until 1750 have been completed. At this continued rate it is likely that there could be significant oversupply in the Borough, which could compromise the opportunity for plan-led housing and the co-ordination of new infrastructure and facilities.

Table 2: Completions and supply.

Total Supply + Windfall Capacity @1 st September 2003	620
Average completion rate in the Borough per year (since 1991)	110
Total supply years	5.6
Supply until	2009

Table 2 shows that only taking account of our current supply and capacity without the benefit of an up to date Urban Capacity Study, the Borough currently has a housing supply that will last until 2009, subject to a variation in our completion rate over the next 6 years. Furthermore, the Borough also experiences a very low rate of lapsed permissions and can expect nearly all the permissions to be implemented.

Table 3: Meeting the Leicestershire, Leicester and Rutland Structure Plan Target 1996-2016

Leicestershire Structure Plan Target 1996-2016	1700
Total Completions April 1996 to April 2003	664
Total Structure Plan Target Remaining	1036
Total Supply @ 1/9/03 (Existing permissions and under construction)	480
Calculated Windfall Capacity (based on figures gained from pre-app negotiations, sites with dev briefs, and NLUD data)	140
Deficit	416

Table 3 shows the current situation with regard to meeting the Leicestershire, Leicester and Rutland Structure Plan 1996-2016 requirement. Again this data does not benefit from an up to date Urban Capacity Study. It would be reasonable to assume that the new study will result in an increase in the capacity figure and reduce further the deficit figure that is likely to be provided in a Greenfield release phased after 2011 in accordance with the Structure Plan policy.

Table 4: Rate of completions

Total Structure Plan Target Remaining	1036
Number of years remaining	13
No. of completions required per year to meet target	80
Average completion rate in the Borough per year (since 1991)	110
Percentage of overprovision	38%

Table 4 illustrates how at our current rate of completions there will be a significant level of overprovision in the Borough if our housing land supply is not controlled more carefully.

There are serious implications to be considered if there is excessive provision made for residential development above the level set by strategic guidance. There is the issue of conformity with the Structure Plan allocation and the potential loss of control on the pattern and speed of housing growth. This loss of control is contrary to the plan, monitor and manage guidance set out in PPG3: Housing and undermines the whole notion of a plan-led approach. This can also compromise the provision and coordination of new infrastructure and facilities that can otherwise be included in planned development.

Contents of the Supplementary Planning Guidance

Any proposals for new residential development on greenfield land will be restricted by the SPG. This is because the Borough Council has met its housing requirement up to 2006 and further development would reduce further the housing allocation that will be derived through the formal processes of preparing the LDF. This also supports government guidance which advocates the development of brownfield sites before development on greenfield sites. There will however be a number of exceptions that reflect strategic planning policy or the planning history to a particular site. These relate to:

- Dwellings for Agricultural or Forestry workers
- Proposals for 100% affordable housing schemes to meet a proven local need
- One for one replacement of dwellings
- Where renewals of extant planning permissions conform fully with the requirements of PPG 3 and other relevant policy guidance

Development will be permitted on some brownfield sites subject to certain criteria being met. The purpose of the criteria is to ensure that the development will bring some real value to the Borough in terms of sustainability and design, and to ensure that residential development does not restrain a viable employment use. The criteria relates to:

- Locating new residential development close to the town centres – the most sustainable location for development is near to town centres where there is easy access to retail, community and employment opportunities, local services and public transport by foot, without having to use the private car. A study by Llewelyn Davies (*Sustainable Residential Quality – New Approaches to Urban Living, 1998, London: LPAC, DETR, GOL*) suggested that a reasonable walking distance is on average about 400m, and a maximum of 800m. It is therefore proposed that the SPG encourages new residential development to be within 800m of the town centres.
- A design that is inkeeping with the grain and character of the local area – this is particularly important where the brownfield development comprises backland development, infill development, the intensification of a garden or is in a conservation area.
- Demonstrates the consideration of energy efficiency – in order to ensure that sustainability is an integral part of the design of new residential buildings it is important that adequate consideration is given to energy efficiency. Further information is provided in the Borough Council's emerging SPG – Planning for Renewable Energy Technology and Energy Efficiency.
- Where the proposal would involve brownfield land that is currently designated an identified employment area in the Local Plan, the site must have been actively marketed for a sole employment use for a period of not less than 12 months before a change of use will be considered, in which case the development should be of mixed use, with at least 50% remaining in employment use – this will safeguard our employment areas whilst allowing for a partial change to a residential use on sites where a sole employment use is no longer viable.

Criterion to be Applied

Managing the Release of Housing Land in Oadby and Wigston

The release of brownfield land for residential development will be permitted provided that the development:

- *Is located within 800 metres of the edge of either Oadby, Wigston or South Wigston Town Centres when using pedestrian routes; and*
- *Is inkeeping with the grain and character of the local area; and*
- *Can clearly demonstrate the consideration of energy efficient issues through: building techniques; passive solar design; the inclusion of recycled materials; or, the incorporation of renewable energy power generation equipment.*

If the land proposed for residential development is designated an identified employment area, or allocated for employment within the Plan, the land must have been actively marketed for a sole employment use for at least 12 months before an alternative proposal will be considered. As part of any application a statement of evidence will be required to prove that the land is unfit for a sole employment use. In addition, the development of the site must incorporate at least 50% (net) B1, B2 development as part of a mixed use scheme.

Development of greenfield land for residential development will not be permitted unless the development:

- *Provides dwellings exclusively for agricultural or forestry workers; or*
- *Comprises a 100% affordable housing scheme to meet a proven local need; or*
- *Comprises one for one replacement of dwellings; or*
- *Relates to the renewal of an extant planning permission which still conforms fully with the requirements of PPG 3 and other relevant policy guidance.*

Implementation

The SPG will be implemented through the Development Control process. A note will be appended to the planning application forms to make applicants aware of this SPG and the potential impact that it could have on their proposals prior to making an application. Copies of the SPG will be available free of charge on the Borough Council's website and in printed form.

Contact Details

For further information or additional copies of this SPG please contact the Forward Plans Team, or visit our website:

www.oadby-wigston.gov.uk/localplans.html

Forward Plans Team
Planning Department
Oadby & Wigston Borough Council
Council Offices
Station Road
Wigston
Leicestershire, LE18 2DR

Tel. 01162572645

Fax. 01162887828

E-mail. planning@oadby-wigston.gov.uk



Council Offices: Station Road, Wigston, Leicestershire LE18 2DR
Tel: (0116) 288 8961 Fax: (0116) 288 7828 Minicom: (0116) 257 2726

Brocks Hill Country Park & Environment Centre: Washbrook Lane, Oadby, Leicester, LE2 5JJ
Tel: (0116) 271 4514 Fax: (0116) 271 7356 E-mail: brockshill@oadby-wigston.gov.uk