

*Borough of Oadby & Wigston*



# Oadby & Wigston

ANNUAL MONITORING

RESIDENTIAL  
LAND AVAILABILITY  
REPORT 2013





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## 1 Introduction

**1.1** The National Planning Policy Framework (March 2012) sets out the national government planning policies for England. The framework states that Local Plans are the key to delivering sustainable development, and it is these Local Plans that contain local planning policies, site allocations and guidance.

**1.2** Local Plans consist of a number of Local Development Documents specific to the Borough of Oadby and Wigston. Documents making up the Local Plan are illustrated within the Borough Council's Local Development Scheme which is updated regularly.

**1.3** Documents forming the Local Plan, together with elements of the former planning system not yet superseded, need monitoring to demonstrate progress against targets set out in the Local Development Scheme, as well as, assessing how effective each Local Development Document is in achieving its objectives.

**1.4** To illustrate this, the Borough Council will produce an annual 'Residential Land Availability' report, an 'Employment Land Availability' report, and an 'Annual Monitoring' report. The outcome of this monitoring work will feed into and inform subsequent reviews of planning policy documents.

**1.5** Monitoring is not only important at a local level, but is important at sub-regional and national levels of governance also. It is imperative that monitoring is undertaken in a manner which enables its integration with and contribution towards work at all levels of governance. It is therefore essential that it is undertaken in a unified manner and on a consistent basis, in terms of the information collected and the way in which it is stored.

**1.6** This Residential Land Availability report has been produced by Oadby and Wigston Borough Council. The Residential Land Availability report, which is produced annually, illustrates residential dwelling completions and the supply of housing land for residential development.

**1.7** This Residential Land Availability document reports on residential completions for the period 1<sup>st</sup> April 2012 to 31<sup>st</sup> March 2013, and the supply of land for residential development as of 31<sup>st</sup> March 2013.

**1.8** The National Planning Policy Framework requires all Local Authorities 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 5 per cent buffer to ensure choice and competition in the market for land. In conjunction with the Borough's Strategic Housing Land Availability Assessment, the Residential Land Availability report will assist the Borough Council in making informed decisions regarding the release (if needs be) of additional land for housing when determining planning applications.



## 2 Borough Housing Requirement

### Number of dwellings to be provided

**2.1** The Borough Council's Core Strategy, adopted September 2010, sets out the total housing provision from 2006 to 2026. During this period, the Core Strategy prescribes a minimum additional housing allocation of 1800 dwellings (90 dwellings per annum) within the Local Authority area.

**2.2** Since 2006, 580 additional dwellings have been added to the existing housing stock of the Borough. By subtracting the 580 additional dwellings from the 1800 Core Strategy target ( $1800 - 580 = 1220$ ), the Borough Council is left with a residual provision of 94 new dwellings per annum up to 2026.

### The need for sustainable housing development

**2.3** Sustainable development has become the core principle underpinning the planning system today. At the centre of sustainable development is the premise that quality of life should be improved for everyone and never compromised, as defined by the World Commission on Environment and Development, sustainable development is '*development that meets the needs of the present without compromising the ability of future generations to meet their needs*'.

**2.4** The government's chief housing goal is to ensure that the entire population has the opportunities to live in a decent home, which is affordable and in a community they want to live. To achieve this, the Borough Council is seeking the provision of a wide mix of well designed high quality homes, both affordable and market. The National Planning Policy Framework, sets out the national planning policy framework for the delivery of government housing objectives, and plays a key advisory role in emerging planning policy for the Borough of Oadby and Wigston.

### Focusing development in the urban areas and on previously developed land

**2.5** Central to national guidance, is the need to focus development within suitable locations that offer a range of community facilities and have good access to jobs, key services and infrastructure, with the utilisation where possible of previously developed land.

**2.6** The National Planning Policy Framework, defines previously developed as land '*which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure*'. The definition however, excludes private residential gardens, parks and recreation grounds and allotments. Also excluded from the definition is land that has been previously developed but where the remains of the permanent structure or fixed structure have blended into the landscape in the process of time.



**2.7** As the Borough of Oadby and Wigston is a predominately urban townscape, the re-use of land is imperative in the processes of regeneration and development. In terms of previously developed land targets, the Borough Council's Core Strategy, suggests that 60 per cent of all new development should be located on previously developed land or created through conversion of existing buildings.

**2.8** Thus, the location of housing development in the Borough and the proportion built on previously developed land will need monitoring and reviewing, where relevant, on a regular basis.

### Density of housing development

**2.9** Increasing the density of new build housing is fundamental to a more efficient and effective use of land. The Borough Council's Core Strategy, suggests that using land more efficiently can reduce the impacts to and help adapt to climate change, as well as reducing the necessity for use of green and open space.

**2.10** The Borough Council's Core Strategy sets out a minimum average density of 40 dwellings per hectare on sites of 0.3 hectares and more, on all new development taking place within the Leicester Principal Urban Area. Density of housing development in the Borough is to be monitored and reviewed on a regular basis.

### Dwelling size, type and design

**2.11** The design of housing is recognised as being fundamentally important in the progress of sustainable communities. The visual appearance and functionality of new developments, in terms of the accessibility of facilities and services is essential.

**2.12** Having a mix of housing types within the Borough of Oadby and Wigston supports Policy 12 of the Borough's Core Strategy, which suggests that development should promote the Council's objective, of creating balanced, mixed and inclusive communities.

**2.13** As suggested in the Strategic Housing Market Assessment (2008) for the county of Leicestershire, the Borough of Oadby and Wigston is distinctly deficient in numbers of affordable homes. Policy 11: Affordable Housing, of the Borough's Core Strategy, suggests that all new residential development of 10 dwellings or more will be required to provide a percentage of affordable units on-site. The percentages of, 30 per cent in Oadby, 20 per cent in Wigston and 10 per cent in South Wigston, have been evidenced by the Borough's Affordable Housing Viability Assessment undertaken in 2009.



**2.14** Through affordable housing unit design and the place it holds in sustainable communities agenda, the Borough of Oadby and Wigston endeavours to create affordable units that are 'tenure blind' and high in quality and design. Such a process allows the Borough Council to tackle social exclusion and reduce negative perceptions towards affordable housing.

**2.15** As well as the monitoring of dwelling size and design, Oadby and Wigston Borough Council will monitor, assess and respond to specialist housing needs.



Completed dwelling at The Oval, Oadby



### 3 The Amount of Housing

#### Housing completions

**3.1** Between the 1<sup>st</sup> April 2012 and the 31<sup>st</sup> March 2013, a gross total of 49 (44 net) new dwellings were completed within the Borough of Oadby and Wigston, 4 of which were demolition rebuilds and 1 was a conversion of 1 dwelling into 3. Table 1 illustrates the most recent net completions in context of last 10 years.

Table 1: Net housing completions												
Year	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	10 Year Total	10 Year Average
No. of Completions	109	143	117	154	39	92	93	79	79	44	949	94.9

**3.2** Table 2 illustrates the number of additional dwellings that have been completed against the required Borough housing target provision set out in the Borough Council's Core Strategy.

Table 2: Net housing completions in the context of the borough's core strategy									
Year	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	Required plan total to date	Borough total to date
No. of Completions	154	39	92	93	79	79	44	630	580

**3.3** As Table 2 illustrates, completions between 2008 and 2012 were relatively stable and regular, however the years either side of these have shown irregular completion numbers with figures ranging from 39 to 154. In context of delivery against the required total of the Borough's Core Strategy, the provision is currently 580 dwellings, which is below the current 630 target.

#### Breakdown of completions for each centre

**3.4** The following table illustrates the distribution of new dwelling completions between the Borough's three urban centres of Wigston, Oadby and South Wigston. Completions on 'small' sites, those with total number of dwellings 9 or below, and 'large' sites - sites that have 10 or more dwellings, are all shown.





**TABLE 3: DETAILS OF COMPLETIONS WITHIN THE BOROUGH 2012 TO 2013**

<b>WIGSTON</b>		<b>OADBY</b>		<b>SOUTH WIGSTON</b>	
<b>Site</b>	<b>Number of Completions</b>	<b>Site</b>	<b>Number of Completions</b>	<b>Site</b>	<b>Number of Completions</b>
Land at Cooks Lane	5	37-41 London Road	4	No. 2 Clifford Street	2
Land adjacent to No. 3 Glebe Close	3	Aigburth, No. 21 Manor Road	3	No. 11 Clifford Street	2
Former No's. 1-9 Castleton Road	6	No. 69 Leicester Road	3	No. 27 Blaby Road	2
No. 22 Long Street (CV 1 to 3)	3	No. 217 Wigston Road	1	No. 19-21 Station Street	2
No. 228 Leicester Road	1	No. 195 Glen Road	1	Rear of No. 1 Marstown Avenue	1
Rear of No. 92 Roehampton Dr.	1	Land adjacent No. 26 Uplands Road	1		
No. 46 Granville Road	1	No. 5 Leicester Road	1		
No. 158 Leicester Road	1	Land adjacent No. 3 The Oval	1		
		No. 59 The Fairway (D/R)	1		
		No. 60 The Fairway (D/R)	1		
		No. 156 Leicester Road (D/R)	1		
		No. 103 Foxhunter Drive (D/R)	1		
<b>Total</b>	<b>21</b>		<b>19</b>		<b>9</b>
<b>Net additional</b>	<b>20</b>		<b>15</b>		<b>9</b>

Note; (D/R) refers to a site where a demolition and rebuild has occurred

Note; Sites that have been previously missed for monitoring purposes have been added

Note; (CV) refers to a site that has been converted in some form



**3.5** For the monitoring year 2012 to 2013, the majority of residential completions were located within the settlement of Oadby. Of the 49 gross completions within the Borough, 21 (43 per cent) were within Wigston, 19 (39 per cent) were located within Wigston, and 9 (18 per cent) within South Wigston.

**3.6** Historically, the Borough has relied on 'large' sites to fulfil the majority of its target provision of 90 dwellings per annum and it is encouraging to observe this trend continuing. Although completion figures have seen a slight decrease over the last 3 years (due to the downturn in the economy), the Council are confident that completions will start to rise due to the current number of extant permissions and identified sites.

### Committed development within the borough

**3.7** For the purpose of this report 'committed' development, refers to:

- Granted planning permissions, that have not yet commenced, and
- Granted planning permissions that are currently under construction.

**3.8** Committed development housing numbers are based on 'net' additional provision; therefore takes into account any conversions and demolitions that occur onsite.

**3.9** The following table provides a breakdown of all current committed development within the Borough of Oadby and Wigston. Both 'small' and 'large' sites are shown.



**TABLE 4: DETAILS OF COMMITMENTS WITHIN THE BOROUGH 2012 TO 2013**

WIGSTON		OADBY		SOUTH WIGSTON	
Site	Number of Commitments	Site	Number of Commitments	Site	Number of Commitments
Former S.L College Site, Station Road	87	Regent House, 27 London Road	10	Marquis of Queensbury, Blaby Road	19
Former St Georges, House, Moat St.	41			Alpha House, Countesthorpe Road	14
No. 26-32 Bull Head Street	12				
<b>Small Sites</b>	<b>17</b>	<b>Small Sites</b>	<b>20</b>	<b>Small Sites</b>	<b>22</b>
<b>Total</b>	<b>157</b>		<b>30</b>		<b>55</b>
<b>Borough Total</b>	<b>242</b>				

**3.10** As the table above illustrates, the Borough of Oadby and Wigston has a total of 242 current committed dwellings. Of the 242 total, 48 were currently under construction. In terms of the locations of those dwellings under construction, 13 are located within Wigston, 4 (excluding 6 D/R) within Oadby and 31 are situated within South Wigston.

Windfall sites

**3.11** The National Planning Policy Framework defines windfall sites as those ‘which have not been specifically identified in the Local Plan Process. They normally comprise previously developed sites that have unexpectedly become available’. Therefore any site that has not been identified through the Local Plan process, will be classified as windfalls.

**3.12** During the 2012 to 2013 monitoring year, 92 per cent of dwelling completions occurred on windfall sites.

Housing requirement and supply

**3.13** Table 5 illustrates the housing land requirements of the Borough Council’s Core Strategy and the current supply of housing land within the Borough of Oadby and Wigston.



**3.14** From the year 2006, the Borough has provided 32 per cent of its allocated 1800 homes, on a par with its required target. The 580 additional dwellings added to the Borough's existing housing stock, equates to an annual average of 83 dwellings per year since 1<sup>st</sup> April 2006.

**Table 5: Housing requirement and supply from 2006**

<b>Housing Requirement</b>		
[1]	Adopted Core Strategy Target 2006 to 2026	1800
<b>Housing Supply From 01/04/2006 to 31/03/2013</b>		
<b>Completions</b>		
[2]	Net Completions From 01/04/2006 to 31/03/2012	536
[3]	Gross Completions This Monitoring Year	49
[4]	Conversions This Monitoring Year	-1
[5]	Demolitions This Monitoring Year	-4
[6]	Net Completions This Monitoring Year	44
[7]	Net Completions Since 01/04/2006	580
<b>Commitments</b>		
[8]	Dwellings Currently Under Construction	48
[9]	Outline Permissions Not Under Construction	0
[10]	Detailed Permissions Not Under Construction	194
[11]	Total Commitments *includes 408 identified units	650
[12]	Net Completions Plus Commitments	1230
<b>In Context With Regional Spatial Strategy Requirements</b>		
[13]	Residual To Be Provided Until 2026	1220
[14]	Residual To Be Provided Annually Until 2026	94
[15]	Residual Minus Commitments	570
[16]	Residual Minus Commitments Annually	44

Note; The identified unit number consists of 329 SHLAA units and 79 units identified through the Core Strategy and Town Centres Area Action Plan.

**3.15** In terms of a 5 Year Housing Land Supply, the Borough of Oadby and Wigston has a total of 650 dwellings that should come forward within the next 5 years. This total number exceeds the Core Strategy target of 450 homes, and means the Borough has a 5 Year Housing Land Supply. The figure of 650 dwellings is also in excess of the National Planning Policy Framework requirement of 450 additional homes plus a 5 per cent buffer (473).

**3.16** The following graph plots the actual 5 year land supply within the Borough, against the 5 year land requirement of the Borough Council's Core Strategy.

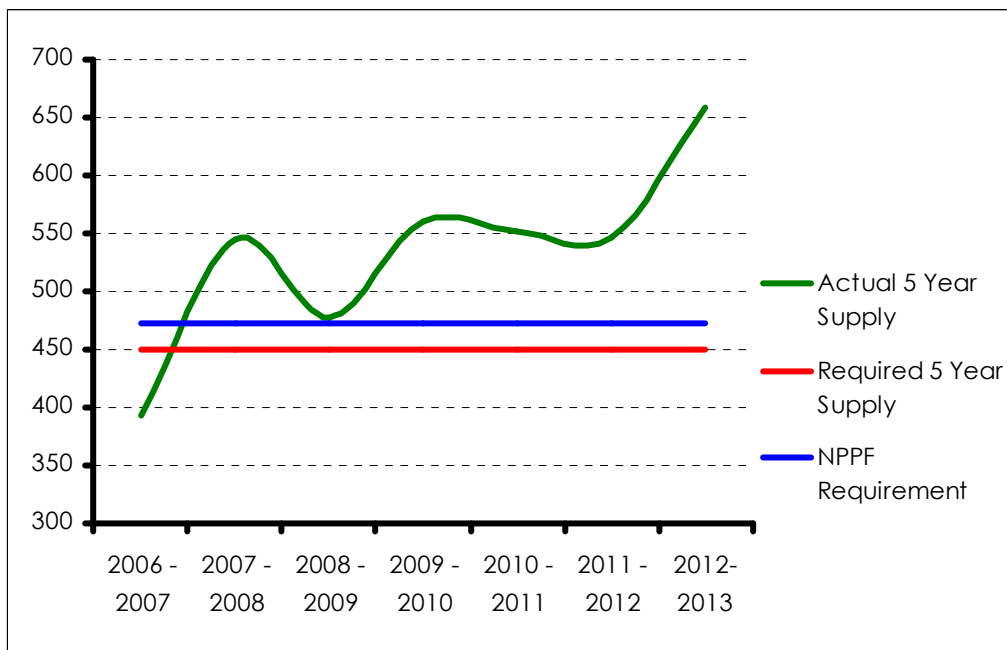


Figure 1: Graph illustrating 5 year supply against actual requirement

### Housing completions on previously developed land

**3.17** Table 6 illustrates the number and percentage of, completions occurring on previously developed land since 2006. Since 2006 ninety one per cent of all residential completions have been sited on previously developed land.

Table 6: Completions on previously developed land (PDL)

Year	2006/2007	2007/2008	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013
<b>Net Completions</b>	154	39	92	93	79	79	44
<b>Net Completions on PDL</b>	152	39	92	93	79	34	36
<b>Percentage of Completions on PDL</b>	98.7	100.0	100.0	100.0	100.0	43.0	81.8



### Housing commitments on previously developed land

**3.18** The table below (table 7) illustrates the number and percentage of current residential commitments on previously developed land. The National Planning Policy Framework does not include private residential garden land in its definition of previously developed land. With the Borough consisting of three densely urbanised settlements, proposals for developing private residential garden land is relatively common.

Table 7: Commitments on previously developed land					
Year	2008/2009	2009/2010	2010/2011	2011/2012	2012-2013
<b>Net Commitments</b>	477	356	372	339	242
<b>Number of Commitments on Previously Developed Land</b>	459	356	309	153	137
<b>Percentage of Commitments on Previously Developed Land</b>	96.2	100.0	83.1	45.1	56.6

**3.19** With the aforementioned change to the definition of previously developed land within national planning policy, the total percentage of residential development situated on previously developed land has decreased from 100 per cent to 83.1 per cent, to 45.1 per cent respectively. However, this years monitoring has seen an increase to 54.1 per cent.

### Location of housing completions

**3.20** During the 2012 to 2013 monitoring year, 32 per cent of completions were located within either, Wigston, Oadby or South Wigston's town centre boundary. Core Strategy Policy 1, seeks to focus development within the centres of the three settlements in order to facilitate sustainable development on previously developed land.



**Table 8: Location of dwelling completions**

Year	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013
In centres of Wigston, Oadby and South Wigston	62	6	63	12	14
Elsewhere in the Principal Urban Area	30	87	17	30	30
Outside the Principal Urban Area	0	0	1	40	0

### Housing density

**3.21** The Borough Council's Core Strategy (policy 1) prescribes all new residential development sites of 0.3 hectares and above, to have a minimum density of 40 dwellings per hectare or higher.

**Table 9: Density of large sites**

Site	Approx Total Site Size (hec)	Completions	Current Commitments
		Density of site (dph)	Density of site (dph)
Former St Georges House, Moat St, Wigston	0.87	-	36
Marquis of Queensbury, Blaby Road, S. Wigston	0.13	-	146
Former South Leicestershire College, Station Road, Wigston	3.2	-	32
Regents House, No. 27 London Road, Oadby	0.07	-	143
No. 26-32 Bull Head Street, Wigston	0.075	-	160
Alpha House, Countesthorpe Road, S. Wigston	0.15	-	93

**3.22** The above table shows the density of sites with 10 dwellings or more.



### Size and type of dwellings

**3.23** The change in Government policy during 1999, which saw a 'drive' towards higher levels of urban development, generated a significant shift in the types of housing being provided. Nationally the market became flooded with 1 and 2 bedroom apartments/flats, until its saturation during 2006 (40 per cent of Midlands housing completions).

**3.24** Post 2006 to present day, the demand for high density urban development, regionally, has slowed, with (below) 18 per cent of housing completions within the Midlands being apartments/flats. Inevitably there will be peaks and troughs in the percentage provision of apartment/flat type housing due to specific demands and the number of residential completions the Borough has, but in general it is declining.

Table 10: Size and type of residential completions				
Housing Type	No. of Beds			
	1	2	3	4+
House	2	4	9	4
Bungalow	1	1	1	0
Flat	10	6	0	0
<b>Total Number</b>	<b>13</b>	<b>11</b>	<b>10</b>	<b>4</b>

Note; it was not possible to collate bedroom information for all completions

**3.25** Table 10 illustrates the size and type of residential completions within the Borough. The majority of residential completions were houses (50 per cent) and the majority of new dwellings were 1 bedroom (including both house and flat completions). A house with three bedrooms was the most prevalent sized house type (24 per cent of total).

### Amount of affordable housing

**3.26** Affordable housing completions within the Borough of Oadby and Wigston have historically been low, thus, there is a significant shortfall in the provision of affordable units (as illustrated in the Leicester and Leicestershire Strategic Housing Market Assessment 2008).

**3.27** During 2009 the Borough Council commissioned a piece of work that analysed the viability of affordable housing provision within the Borough. The outcome of the Affordable Housing Viability Assessment, suggested that the Borough Council adopt a different set of percentages and threshold to those illustrated in the Saved Local Plan. The current threshold and percentage





provisions were adopted and are contained within policy in the Borough Council's Core Strategy, see below for more details:

- The site size threshold is to be reduced from 25 (Saved Local Plan) to 10 dwellings.
- Oadby is to have a minimum of 30 per cent provision of affordable units on sites meeting the threshold requirement.
- Wigston is to have a minimum of 20 per cent provision of affordable units on sites meeting the threshold requirement (an individual site assessment is required for the proposed Direction for Growth)
- South Wigston is to have a minimum of 10 per cent provision of affordable units on sites meeting the threshold requirement.

Table 11: Affordable housing completions

Year	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013
Oadby								
<b>Social Rent</b>	-	-	-	-	-	8	12	-
<b>Intermediate</b>	-	-	-	-	-	-	-	-
<b>Total</b>	0	0	0	0	0	8	12	0
Wigston								
<b>Social Rent</b>	6	-	-	6	27	6	-	-
<b>Intermediate</b>	10	12	-	10	-	-	-	-
<b>Total</b>	16	12	0	16	27	6	0	0
South Wigston								
<b>Social Rent</b>	-	-	13	23	-	-	-	-
<b>Intermediate</b>	-	-	-	18	-	-	-	-
<b>Total</b>	0	0	13	41	0	0	0	0
<b>Borough Total</b>	16	12	13	57	27	14	12	0

### Specialist needs housing

**3.28** For the purpose of this report, Specialist Needs Housing is a general term defining housing specifically built for a particular tenant group. It usually consists of either, specially built or adapted housing, for example, housing for older or disabled people.



Table 12: Specialist needs housing completions

Year	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013
<b>Oadby</b>								
Older Person	27	-	-	-	-	49	-	-
Mobility Impaired	-	-	-	-	-	-	-	-
<b>Total</b>	<b>27</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>49</b>	<b>0</b>	<b>0</b>
<b>Wigston</b>								
Older Person	-	-	-	-	-	-	-	-
Mobility Impaired	-	-	-	-	-	-	-	-
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>South Wigston</b>								
Older Person	-	-	-	-	12	-	-	-
Mobility Impaired	-	-	-	-	-	-	-	-
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>12</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Borough Total</b>	<b>27</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>12</b>	<b>49</b>	<b>0</b>	<b>0</b>

**3.29** For the 2012 to 2013 monitoring year there have been no specialist residential completions. At this moment in time there are also no committed specialist residential schemes.

## **Residential Land Availability Report 2012 - 2013**

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