

1 INTRODUCTION

- 1.1 This paper is one of a series designed to provide information as a background to the Core Strategy Issues and Options consultation. This particular paper concentrates on the issue of housing requirements.

2 HOUSING LAND REQUIREMENTS

- 2.1 The Core Strategy Issues and Options consultation raises the question as to whether the housing requirements should be those of the adopted Structure Plan (1996-2016) or the Regional Spatial Strategy (2001-2021). The following tables summarise the position as at 31st March 2005. Further detailed is then presented in respect of the assumptions made in the assessment.

Table 1 - Adopted Structure Plan

	Dwellings
Structure Plan requirement 1996-2016 (A)	7350
Completions 1996-2005 (B)	3972
Under construction (C)	253
Small sites allowance (D)	612
Large sites with planning permission (E)	424
Urban Capacity allowance (F)	1500
Residual (A-B-C-D-E-F)	589

Table 2 - Regional Spatial Strategy

	Dwellings
Requirement 2001-2021 (A)	7350
Completions 2001-2005 (B)	1509
Under construction (C)	253
Small sites allowance (D)	922
Large sites with planning permission (E)	424
Urban Capacity allowance (F)	1500
Residual (A-B-C-D-E-F)	2742

Completions

- 2.2 These comprise completions on both large sites (i.e. 10 or more dwellings) and small sites (i.e. less than 10 dwellings) as follows:

Table 3 – Completions 1996-2005

Year	Large sites	Small sites	Total
1996-97	367	91	458
1997-98	394	73	467
1998-99	523	145	668
1999-2000	321	64	385
2000-01	394	91	485
2001-02	427	66	493
2002-03	332	63	395
2003-04	242	73	315
2004-05	212	94	306

Total 1996-05	3212	760	3972
Total 2001-05	1213	296	1509

- 2.3 Appendix 1 provides more details in respect of completions on large sites since 1996.

Under construction

- 2.4 As at 31st March 2005 253 dwellings were under construction of which 183 dwellings were on large sites and 70 dwellings were on small sites. Further details of those large sites under construction is provided at Appendix 1.

Small sites allowance

- 2.5 The adopted North West Leicestershire Local Plan includes an allowance for likely completions across the District on small sites (i.e. those of less than 10 dwellings) of 83 dwellings per annum. However, this did not take account of advise in PPG3 that such an allowance should not include greenfield sites. Thus Alteration No3 to the Local Plan (which was adopted in July 2005) proposed a revised allowance of 62 dwellings per annum. The above assessments use this as a basis and then deduct an allowance for those dwellings on such sites that were under construction at 31st March 2005 in order to avoid double counting. Thus:
- Adopted Structure Plan = 62 X 11 (the number of years left in the period to 2016) – 70 (dwellings under construction) = 612
- Regional Spatial Strategy = 62 X 16 (the number of years left in the period to 2016) – 70 (dwellings under construction) = 922

Large sites with planning permission

- 2.6 Further details of these is set out in Appendix 1.

Urban Capacity Allowance

- 2.7 The Urban Capacity Study (UCS) commissioned by the Council (2005) identifies a potential capacity of 1920 dwellings. However, this figure also includes an allowance for small sites within the study settlements (353 dwellings). As an allowance has already been made for small sites across the whole district it is necessary, in order to avoid double counting, to deduct the suggested small sites figure in the UCS from the total UCS figure. Thus the figure is reduced to 1567 dwellings (1920-353). However, two of the remaining sites identified in the UCS (67 dwellings in total) obtained planning permission after the UCS base date of 1 January 2005 and thus need to be deducted from this figure to avoid double counting with large sites planning permissions. Thus the figure is reduced to 1500 dwellings.
- 2.8 The Urban Capacity Study can be viewed on the Council's website **www.nwleics.gov.uk**.
- 2.9 It should be noted that the Council has undertaken a consultation in respect of the Urban Capacity Study. As a result the Council has accepted that two of the sites should be excluded thus reducing the figure of 1500 dwellings to 1456 dwellings. However, this decision was made following the preparation of the Issues and Options consultation document.

APPENDIX 1

SCHEDULE OF LARGE HOUSING SITES AT 31 MARCH 2005												
SITE LOCATION	STATUS AT 31.03.05	SITE AREA (GROSS) HA	SITE AREA (NET) HA	TOTAL CAPACITY	BUILT PRE-1996	COMPS 1996-2001	COMPS 2001-05	TOTAL COMPS 1996-2005	TOTAL COMPS 2001-05	U/C AT 31.03.05	AVAIL PP	ASSUMED AVAILABLE ALLOCATION
Ashby de la Zouch												
Land at The Gables; Upper Packington Road	CPT	1.32	1.32	25	10	15		15				
Adj. Malvern Crescent	CPT	5.10	4.55	156	54	102		102				
Land at Midland Carbides Avenue Road	CPT	0.90	0.90	39	30		9	9	9			
Nottingham Road/ Featherbed Lane	CPT	2.10	1.85	38	15	23		23				
Old Gas Depot	CPT	0.24	0.24	21		21		21				
Prior Park Road	CPT	2.71	2.71	92	52	40		40				
Upper Packington Road	CPT	10.74	9.00	176	152	24		24				
Willowbrook Close	CPT	0.90	0.90	15	10	5		5				
Nottingham Road (Featherbed Lane)	CPT	2.60	2.60	39			39	39	39			
Leicester Road	CPT	1.57	1.57	23		23		23				
Leicester Road	LPA	7.60		266				0				266
East Leicester Road	LPA	6.90		242				0				242
Former Handi Hire Bath Street	CPT	0.13	0.13	12			12	12	12			
9and 11 Kilwardby Street	CPT	0.18	0.18	10			10	10	10			
Former Abbey House Nursing Home Smisby Road	U/C	0.5	0.5	16						16		
Mines Rescue Centre Lower Packington Road	FULL/O/L	0.54	0.54	24							24	
Sub Total		44.03	26.99	1194	323	253	70	323	70	16	24	508

SITE LOCATION	STATUS AT 31.03.05	SITE AREA (GROSS) HA	SITE AREA (NET) HA	TOTAL CAPACITY	BUILT PRE- 1996	COMPS 1996- 2001	COMPS 2001-05	TOTAL COMPS 1996- 2005	TOTAL COMPS 2001-05	U/C AT 31.03.05	AVAIL PP	ASSUMED AVAILABLE ALLOCATION
Coalville												
Ashland Drive	CPT	1.18	1.18	55	33	22		22				
Bardon Road/Waterworks Road	CPT	12.56	12.56	351	138	213		213				
Broom Leys Road	U/C	13.86	11.35	215		117	98	215	98			
Broom Leys Road/Waterworks Road	LPA	3.50		118			6	6	6			112
Bardon Road	CPT	1.00	1.00	30			30	30	30			
St. Saviours Road	CPT	2.52	2.52	53	22	26	5	31	5			
Wentworth Road	LPA	1.10		39				0				39
South Standard Hill	CPT	2.78	2.78	60	37	23		23				
Waterworks Road	CPT	4.47	3.76	114		114		114				
Broomleys Road / Stephenson Way	CPT	8.57	8.57	155		17	138	155	138			
Belvoir Road	CPT	1.10	1.10	40		40		40				
Greyhound Stadium	CPT	2.27	2.27	67		39	28	67	28			
Clutson and Kemp, Belvoir Road	CPT	2.44	2.44	59		38	21	59	21			
215-251 Ashby Road	CPT	1.60	1.60	43		2	41	43	41			
Bakewell Street	CPT	0.50	0.50	20			20	20	20			
Cropston Drive	U/C	7.49	6.41	269			29	29	29	73	167	
Forest Road Garage	CPT	0.35	0.35	24			24	24	24			
Former Pit Stop Garage Ashby Road	CPT	0.27	0.27	14			14	14	14			
Ashby road/Kendrick Close	O/L	0.55	0.55	14				0			14	
Sub Total		68.11	59.21	1740	230	651	454	1105	454	73	181	151

SITE LOCATION	STATUS AT 31.03.05	SITE AREA (GROSS) HA	SITE AREA (NET) HA	TOTAL CAPACITY	BUILT PRE- 1996	COMPS 1996- 2001	COMPS 2001-05	TOTAL COMPS 1996- 2005	TOTAL COMPS 2001-05	U/C AT 31.03.05	AVAIL PP	ASSUMED AVAILABLE ALLOCATION
Ellistown												
Adj. Sherwood Close	CPT	3.54	3.22	101	39	62		62				
Whitehill Road	U/C	10.78	6.65	198		87	111	198	111			
Sub Total		14.32	9.87	299	39	149	111	260	111	0	0	0
Hugglescote												
Grange Road/Bardon Road	LPA	45.00		1575				0				1575
Sub Total		45.00	0.00	1575	0	0	0	0	0	0	0	1575
Whitwick												
Hall Lane	CPT	1.49	1.49	31	30	1		1				
Off Howe Road	CPT	1.93	1.93	41	13	28		28				
Off Robinson Road	CPT	1.45	1.30	31			31	31	31			
West of Brooks Lane	LPA	2.70		51								51
Hermitage Road	CPT	0.19	0.19	13		13		13				
Green Lane/Hermitage Road	U/C	0.89	0.89	54				0		11	43	
Lakeside Industrial Estate, Hermitage Road	O/L	0.89	0.89	45				0			45	
Sub Total		9.54	6.69	266	43	42	31	73	31	11	88	51
Moir												
Sweethill, Ashby Road	CPT	9.34	7.73	150		150		150				
Bath Lane	CPT	2.00	2.00	45			45	45	45			
Ashby Road	CPT	0.46	0.46	13		13		13				
Britons Lodge	CPT	0.90	0.90	16		16		16				
Sub Total		12.70	11.09	224	0	179	45	224	45	0	0	0

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Castle Donington												
Off Shields Crescent	U/C	1.10	1.10	29			20	20	20	9		
Rear Wakefield Court	CPT	0.64	0.64	24		24		24				
North of Park Lane	LPA	9.20		276				0				276
Station Road(East)	U/C	2.81	2.81	96			65	65	65	8	23	
Former Elizabeth Adams Station Road	U/C	0.68	0.68	38						18	20	
Sub Total		14.43	5.23	463	0	24	85	109	85	35	43	276
Ibstock												
82 Chapel Street	CPT	0.13	0.13	13			13	13	13			
Rear of High Street	U/C	5.02	5.02	127	14	54	51	105	51	8		
South of High Street	LPA	2.52		75				0				75
Ravenstone Road/Leicester Road	CPT	3.80	3.80	80			80	80	80			
Rear of Hastings Arms	CPT	1.30	1.30	48		48		48				
Batram Road, Batram	CPT	0.63	0.63	17		17		17				
Sub Total		13.40	10.88	360	14	119	144	263	144	8	0	75
Measham												
Land off New Street	CPT	15.55	13.94	375	84	254	37	291	37			
Leicester Road	CPT	3.59	3.03	80	19	61		61				
Sub Total		19.14	16.97	455	103	315	37	352	37	0	0	0
Acresford												
Transport Yard, Burton Road	CPT	0.62	0.62	10		10		10				
Sub Total		0.62	0.62	10		10		10				
Albert Village												
West of Main Street	CPT	3.93	2.45	56		56		56				
37 -89 Occupation Road	CPT	0.91	0.91	36			36	36	36			
Sub Total		4.84	3.36	92	0	56	36	92	36	0	0	0

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Appleby Magna												
Top Street	CPT	2.12	2.12	36	23	13		13				
HaulageYard Top Street	CPT	0.73	0.73	13		13		13				
Sub Total		2.85	2.85	49	23	26	0	26	0	0	0	0
Belton												
The George Market Place	FULL	0.10	0.10	13				0			13	
Sub Total		0.10	0.10	13	0		0	0		0	13	0
Breedon												
Adj The Dovecote	CPT	0.81	0.81	18		18		18				
Sub Total		0.81	0.81	18	0	18	0	18		0	0	0
Coleorton												
Coleorton Hall	U/C	2.00	2.00	46			39	39	39	7		
Sub Total		2.00	2.00	46	0		39	39	39	7	0	0
Donisthorpe												
Donisthorpe Colliery	CPT	5.80	5.80	144		93	51	144	51			
Stanleigh House	CPT	0.27	0.27	11			11	11	11			
Former garage Moira Road	O/L	0.35	0.35	10							10	
Sub Total		6.42	6.42	165	0	93	62	155	62	0	10	0
Heather												
Belcher Close	CPT	1.52	1.43	32		32		32				
Sub Total		1.52	1.43	32		32		32				
Hemington												
Grange Farm	CPT	0.54	0.54	13		13		13				
Main Street	CPT	0.56	0.56	10			10	10	10			
Sub Total		1.10	1.10	23	0	13	10	23	10	0	0	0

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Kegworth												
Packington Hill	FULL	0.58	0.58	27						18	9	
Adjacent to Walton Court Derby Road	FULL	0.86	0.86	45							45	
Sub Total		1.44	1.44	72	0		0	0		18	54	0
Long Whatton												
Ashby Road	CPT	1.46	1.46	26		5	21	26	21			
Main Street	FULL	0.25	0.25	11							11	
Sub Total		1.71	1.71	37	0	5	21	26	21	0	11	0
Newbold												
The Vicarage	CPT	0.96	0.96	15			15	15	15			
Sub Total		0.96	0.96	15			15	15	15			
Oakthorpe												
Home Farm, Main Street	LPA	1.00		30				0				30
Sub Total		1.00		30				0				30
Ravenstone												
Heather Lane	CPT	3.30	1.82	47			47	47	47			
Opposite Ravenstone Hall	CPT	1.05	1.05	14		14		14				
Rear of 15&19 Ashby Road	U/C	0.78	0.53	21			6	6	6	15		
Sub Total		5.13	3.40	82	0	14	53	67	53	15	0	0
TOTAL		271.17	173.13	7260	775	1999	1213	3212	1213	183	424	2666