

Blaby District Council

Site Selection Paper

Part 1 - Site Assessments for Housing

September 2016 (and updated October 2017)

This document updates the Site Selection Paper – Site Assessments for Housing (September 2016). It includes new sites promoted through the consultation on the Preferred Options Delivery DPD, as well as sites in the rest of the District.

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1 Introduction

- 1.1 This document sets out details about how the Council has worked out the number of dwellings and selected the site options for housing. It includes individual site assessments. A separate Site Selection Methodology explains the stages of assessment and the various assumptions made through the site assessments.
- 1.2 Due to the amount of information the site assessment information is presented as a number of appendices. The site assessments are organised by settlement and referenced by SHLAA site reference. Maps for each site are also included.

2 Housing Land Supply Position and Requirements

- 2.1 The Housing Provision – New Allocation Site Options policy seeks to provide land for housing sites to meet the needs of the District's current and future populations. It seeks to ensure that the District will be able to provide a sufficient supply of housing land during the Plan period in line with the NPPF.

Core Strategy Policy Requirements

- 2.2 The amount of land to be provided for housing and its location is guided by Core Strategy Policies CS1 and CS5. Policy CS1 indicates that a minimum of 8,740 houses will be developed in the District between 2006 and 2029, of which, at least 5,750 houses will be provided within and adjoining the Principal Urban Area (PUA) of Leicester. Policy CS5 seeks to focus new housing development in the most appropriate locations and distributes housing by settlement, or group of settlements. The requirement figures for each settlement or group of settlements are minimum figures.
- 2.3 The majority of requirements in Policy CS5 have been exceeded with the exception of Narborough and the PUA. Given the need for the Delivery DPD to conform to the Core Strategy and deliver the requirements set out within it, the focus in terms of housing provision has been to identify potential options for new housing in these areas, which we are now consulting on.
- 2.4 Table 1 below sets out the position in each settlement or group of settlements as defined by Policy CS5. It shows the requirement, completions and commitments and therefore the 'Balance Required' for each at April 2016.

Table 1 – Housing Completions, Commitments and Balance Required at 1 April 2016 by Settlement

	Settlement	Housing Rqment - Policy CS5	Total Completed	Total Committed	Completed & Committed	Balance Required
PUA						
	Braunstone	5750	508	16	524	-357
	Glenfield		311	133	444	
	Glen Parva		80	210	290	
	Kirby Muxloe		62	113	175	
	LFE		182	242	424	
	Lubbesthorpe		0	4250	4250	
	PUA Total		1143	4964	6107	

	Settlement	Housing Rqment - Policy CS5	Total Completed	Total Committed	Completed & Committed	Balance Required
Non PUA						
	Blaby	420	253	232	485	-65
	Land adj Earl Shilton	105	36	54	90	15
Larger Central Villages	Countesthorpe	520	462	117	579	-59
	Enderby	155	126	89	215	-60
	Narborough	210	157	43	200	10
	Whetstone	365	167	299	466	-101
Rural Centre	Stoney Stanton	320	315	159	474	-154
Medium Central Villages	Cosby	815	42	25	67	-14
	Croft		8	36	44	
	Huncote		83	42	125	
	Littlethorpe		49	81	130	
	Sapcote (inc Limes)		245	218	463	
Smaller Villages	Elmesthorpe	80	11	11	22	-16
	Kilby		3	7	10	
	Sharnford		17	26	43	
	Thurlaston		18	3	21	
Hamlets and Very Small Villages	Aston Flamville	0	1	1	2	-3
	LFW		0	1	1	
	Potters Marston		0	0	0	
	Wigston Parva		0	0	0	
	Non PUA Total	2990	1993	1444	3437	-447
District	Total	8740	3136	6408	9544	-804

Note: Minus (-) figures in the final column of the table indicate that the minimum requirement has been exceeded by the number stated, and therefore there is no remaining balance required to be accommodated.

2.5 Table 1 is the starting point in determining where further housing needs to be delivered to meet the minimum requirements set out in Core Strategy Policy CS5, and the scale of development needed. At first look, it indicates that overall in the District, for the PUA and the Non-PUA the requirement has been met. However, this view is based on the assumption that the Lubbethorpe Sustainable Urban Extension (SUE) will be delivered in its entirety by the end of the plan period, i.e., by 2029. This is now considered unlikely to happen, with the reasons for this set out below. Therefore, realistically, it is not the case that the Council has met its requirements in the PUA, and the District more generally at this point.

2.6 Narborough, a Larger Central Village, has not yet met its requirement. The shortfall is 10 dwellings (in accordance with Table 1). However, in addition to the shortfall, the allocation at School Lane, Narborough, for 10 dwellings, is unlikely to be carried forward into the Delivery DPD. The shortfall for the 'Land adjacent to Earl Shilton' will be absorbed into the higher order non-PUA settlements, the majority of which have exceeded their minimum requirements in CS5. The figure for 'Land adjacent to Earl Shilton' was derived from an expectation that a specific site would have a capacity of 105

dwellings but this was not the case. The site has been constructed for a total of 90 dwellings and there is no further land available.

- 2.7 Further investigation of the land supply and phasing of sites set out in Appendix F (Housing Trajectory) of the Core Strategy has taken place. This shows that overall the delivery of housing completions for sites located within the Non-PUA is on track. Detailed consideration was then given to the delivery of housing in the PUA.

Lubbesthorpe SUE and the PUA

- 2.8 Given the importance of the Lubbesthorpe SUE to the delivery of housing both within the PUA, and the District more generally, the delivery of this site has been looked at particularly closely in terms of determining the rate at which it will be delivered over the plan period. This will indicate whether there is likely to be any shortfall in its delivery against the expected number of housing completions by 2029 set out in the Core Strategy Appendix F (Housing Trajectory) (i.e. 4,250 dwellings).

- 2.9 The first point to consider is the timing of the commencement of housing construction at the Lubbesthorpe SUE. The Core Strategy housing trajectory anticipated that the first completions on this site would come through in the 2014/15 monitoring year. Housing construction has now started on site (in monitoring year 2016 / 17), and therefore the first completions are expected to come through imminently. Notwithstanding the expectation of the first completions on site shortly, there has clearly been a delay of a couple of years in terms of the housing development starting, and this will inevitably impact on the ability to deliver all the housing on Lubbesthorpe SUE by 2029.

- 2.10 Secondly, the latest update of the Council's 5 year housing land supply position (as at 1 April 2016) has considered the delivery of Lubbesthorpe SUE in view of the latest available evidence for the site, and has considered delivery on the site over the next 5 years to be:

Table 2 – Lubbesthorpe Trajectory, Five Year Land Supply Position, April 2016

Year	2016/17	2017/18	2018/19	2019/20	2020/21
Completions	50	100	150	200	250

- 2.11 When this is compared to the expected delivery rates for the equivalent years set out in the Core Strategy housing trajectory (Table 3), it can be seen that the expected delivery from Lubbesthorpe SUE between 2016/17 and 2020/21 is now reduced from what was previously expected (795 dwellings less). This will also inevitably impact on the ability of Lubbesthorpe SUE to deliver in its entirety by 2029 as originally expected in the Core Strategy.

Table 3 – Lubbesthorpe Trajectory, Core Strategy Appendix F (Housing Trajectory)

Year	14/15	15/16	16/17	17/18	18/19	19/20	20/21
Completions	100	300	300	300	315	315	315

21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	Total	Shortfall
315	315	315	315	315	315	265	150	4250	0

2.12 The delivery rate of 315 dwellings per annum was used in the Core Strategy housing trajectory, and found sound by the Planning Inspector, who stated:

“...rate of development envisaged by the Council is realistic given the potential for a number of developers to be involved, multiple sales points and the relative strength of the local housing market. ...” (Para 41. Core Strategy Inspector’s Report, February 2013)

2.13 There is no reason or evidence to justify a departure from this anticipated delivery rate, as set out in the Core Strategy.

2.14 Table 4 shows the expected number of completions to be delivered on Lubbesthorpe SUE by 2029 on the basis of the delayed start of housebuilding on site, the lower anticipated delivery rate in the next 5 years and the delivery of 315 dwellings per annum beyond the first 5 years up to 2029. This results in expected completions of 3,270 dwellings, which is some 980 dwellings less than anticipated in the Core Strategy by the end of the plan period (2029) (Table 3).

Table 4 – Lubbesthorpe Trajectory, Updated for Delivery DPD

Year	14/15	15/16	16/17	17/18	18/19	19/20	20/21
Completions	0	0	50	100	150	200	250

21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	Total	Shortfall
315	315	315	315	315	315	315	315	3270	980

2.15 In order to understand the impact of this, the delivery of Lubbesthorpe SUE must be viewed in the wider context of the PUA, as the Council has released other appropriate sites for development. Table 1 shows that outside of the Lubbesthorpe SUE, some 1,857 houses have been completed and committed in the PUA. Taking this into account and the expected delivery of 3,270 dwellings from Lubbesthorpe SUE by 2029 (Table 4), leaves a balance of some 623 dwellings which are required to meet the minimum target of 5,750 for the PUA in the Core Strategy.

2.16 It is important to note that the figures above are based on the work done so far, and will be subject to further work as the Delivery DPD progresses. Taking this into account and the fact that the housing requirements in the Core Strategy are expressed as a ‘minimum’, it is therefore considered that rounding this figure up to 750 houses would provide flexibility.

2.17 On the basis of the above, in order to ensure that there is a continued supply of sufficient housing land in the PUA, the Council is therefore considering the option of allocating additional sites within the PUA.

Summary

2.18 The Council has concentrated its search for site options for housing sites to Narborough and the PUA settlements where information indicates that there could be a need to release further land for housing to meet the minimum requirements in the Core Strategy. A site for about 20 dwellings is required in Narborough. For the PUA settlements, it is estimated that about 750 dwellings are required at present.

3 Overall Approach to Identifying Site Options

3.1 In order to improve the housing land supply in the PUA and Narborough, the preferred approaches would be, firstly, to identify brownfield and other sites within the existing built-up areas and, secondly, for the PUA, to identify a range of smaller sites across the PUA settlements. In order to weigh up whether these are reasonable and deliverable approaches, all developable sites identified in the SHLAA have been considered carefully through a site assessment process, details of which are available in this paper.

3.2 The selection of potential site options to be included in the Delivery DPD for housing has taken account of a number of social, environmental and economic factors, the policies of the Core Strategy and the sustainability appraisal. A site selection methodology paper is available on the Council's website and site assessments are provided within this paper, as well as being addressed in the Sustainability Appraisal Report.

3.3 In summary, for the PUA, the site assessments revealed that there were a limited number of site options that could be taken forward and that the preferred approaches were not deliverable and therefore not reasonable options. At present, no brownfield sites were identified in Glenfield, Kirby Muxloe and Leicester Forest East. Whilst brownfield sites were assessed in Braunstone and Glen Parva, the sites contained operational businesses. This means that there is uncertainty about the potential for redevelopment for housing and the sites are not available to allocate. Several sites were assessed within the built-up areas of Glen Parva, Glenfield and Kirby Muxloe but their availability is uncertain as the land is garden land and often with multiple ownerships.

3.4 In terms of sites adjoining the PUA settlements, the sites adjoining Glen Parva are generally constrained by flood risk and other environmental impacts whilst the sites adjoining Glenfield were constrained by site access issues.

3.5 As a result of the site assessments, three site options on land adjoining Kirby Muxloe and Leicester Forest East have been selected for the PUA and one site option for Narborough:

- Option PUA1 – Land at Blood's Hill, Kirby Muxloe
- Option PUA2 – Land north of Hinckley Road A47, Kirby Muxloe
- Option PUA3 – Land south of Hinckley Road A47, Leicester Forest East
- Option NAR1 – Land off Leicester Road, Narborough

3.6 The site options presented are those that are considered to be the most suitable, achievable and deliverable within the Plan period, based on current information. However, the Council recognises that further work is required to establish which sites, if any, could be appropriate for development.

3.7 Site options are presented at this stage without an indication of the scale of development or site boundaries. It is recognised that a number of areas of further work are required to identify any potential adverse impacts of development and consequently ensure that appropriate mitigation can be made to reduce these. For example, further work is required for:

- transport modelling and site access arrangements
- local infrastructure requirements such as schools and health
- biodiversity and wildlife
- heritage assets
- flood risk

3.8 This work will be undertaken before the Delivery DPD is published as a Publication version. It will help to confirm which of the site options will be taken forward into the next version of the Delivery DPD as well as details about the scale of development and the extent of the site boundary.

4 Site Selection Methodology Summary

4.1 The site assessment is primarily a desk-based approach to provide a robust overview of the development potential of sites. In some instances, further detailed studies may be required to help inform the consideration of sites. For example, in terms of transport, flood risk and historic environment issues.

4.2 There are five stages to the site assessment:

1. Initial Site Identification	All developable sites over a site size of 0.2 hectares (or 5 dwellings) included in the SHLAA Assessment have been assessed. At this stage, work has concentrated on the Principal Urban Area settlements and Narborough. Sites in the remaining settlements will also be assessed.
2. Sustainability Criteria	A high level assessment to consider a range of social, environmental and economic factors is undertaken. The factors are devised to link to the Sustainability Appraisal objectives.
3. Compliance with Core Strategy Locational Policies	The Core Strategy includes a number of policies that give locational or other guidance in terms of housing or employment land development. These are used to filter out sites that do not comply with the policies.
4. Sustainability Appraisal	A Sustainability Appraisal is undertaken for each developable site to assess the likely significant effects on the sustainability objectives identified in the Sustainability Appraisal Report. This allows comparison between the sites in terms of the potential impact on these objectives.
5. Site Appraisal Conclusions and Recommendations	The final stage of the process is to draw conclusions and to make recommendations about the suitability of the site for inclusion in the Delivery DPD. These will be based on professional judgement and take account of:

	<ul style="list-style-type: none"> • Sustainability Criteria • Core Strategy Locational Compliance Criteria • Sustainability Appraisal • Any other relevant factors.
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5 Site Assessments

5.1 The individual site assessments are set out in the Appendices. See the separate Site Selection Methodology for full details and the assumptions made in the assessments.

List of Appendices

See separate documents for:

Appendix 1 - Site Assessments and Summary for Braunstone Town

Appendix 2 - Site Assessments and Summary for Glen Parva

Appendix 3 - Site Assessments and Summary for Glenfield

Appendix 4 - Site Assessments and Summary for Kirby Muxloe

Appendix 5 - Site Assessments and Summary for Leicester Forest East

Appendix 6 - Site Assessments and Summary for Narborough

Appendix 7 - Site Assessments for all other Settlements