

HOUSING

POLICIES AND PROPOSALS

Where appropriate, policies from the approved Leicestershire Structure Plan (1994) are included in this Local Plan. These appear in *italics*.

The Local Plan policies and proposals are in **UPPER CASE BOLD TYPE**.

All of the policies must be considered together before a view can be determined on a particular proposal.



The Leyslands, Countesthorpe.

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HOUSING - POLICIES AND PROPOSALS

PLANWIDE POLICIES

Primarily Residential Areas

- R1 WITHIN THE PRIMARILY RESIDENTIAL AREAS, IDENTIFIED ON THE PROPOSALS MAP, PLANNING PERMISSION WILL BE GRANTED FOR RESIDENTIAL DEVELOPMENT, AND RESIDENTIAL INSTITUTIONS, EXCEPT WHERE THE PROPOSED DEVELOPMENT WOULD:**
- (i) HAVE AN UNSATISFACTORY RELATIONSHIP WITH OTHER NEARBY USES THAT WOULD BE SIGNIFICANTLY DETRIMENTAL TO THE AMENITIES ENJOYED BY THE OCCUPIERS OF THOSE PROPERTIES, INCLUDING CONSIDERATIONS OF PRIVACY, LIGHT, NOISE, DISTURBANCE AND AN OVERBEARING EFFECT; OR**

 - (ii) HAVE AN UNSATISFACTORY RELATIONSHIP WITH OTHER NEARBY USES THAT WOULD RESULT IN RESIDENTS OF THE PROPOSED DEVELOPMENT BEING UNABLE TO ENJOY A REASONABLE LEVEL OF RESIDENTIAL AMENITY, INCLUDING CONSIDERATIONS OF VIBRATION, EMISSIONS, HOURS OF WORKING, VEHICULAR ACTIVITY, PRIVACY, LIGHT, NOISE, DISTURBANCE AND AN OVERBEARING EFFECT; OR**

 - (iii) BE SIGNIFICANTLY OUT OF KEEPING WITH THE CHARACTER OR APPEARANCE OF THE AREA; OR**

 - (iv) RESULT IN THE OVER-DEVELOPMENT OF THE SITE DUE TO FACTORS INCLUDING SCALE AND MASS; OR**

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- R1 (v) BE OF UNSATISFACTORY LAYOUT, DESIGN OR EXTERNAL APPEARANCE; OR**
- (cont)**
- (vi) BE LIKELY TO PREJUDICE THE POSSIBLE COMPREHENSIVE DEVELOPMENT OF A WIDER AREA; OR**
- (vii) INVOLVE "TANDEM DEVELOPMENT"; OR**
- (viii) RESULT IN AN EXTENSION OF "RIBBON DEVELOPMENT".**

- 3.24 In many parts of settlements, including in certain cases entire villages, housing represents the predominant land use. These areas are proposed as Primarily Residential Areas. Opportunities will undoubtedly arise within these areas for further residential or residential institutional development on sites which cannot be identified by the District Council at present.
- 3.25 This may involve new development ranging from a single dwelling to an estate, redevelopment, change of use or extensions to an existing property or site. It is important that where there are proposals for such developments the principles in the policy are considered in the interests of both existing and future occupiers of the area.
- 3.26 In addition to "conventional" residential development, this policy also includes residential caravans and mobile homes. There are currently a small number of existing residential caravan sites in the District. These sites exhibit many of the characteristics of conventional development, and there is equal need to protect residential amenity, provide satisfactory access and circulation and take into account the services required by residents. Due to design and appearance, however, caravan sites and other forms of mobile homes may be a less acceptable form of development. The temporary nature of such development may be illusory and once established may seek to become permanent fixtures. Primarily Residential Areas are the preferred location for these sites subject to the requirements of policy R1.
- 3.27 The District Council does not consider it appropriate to stipulate precise criteria on matters such as the minimum distances between residential properties, minimum sizes for residential gardens etc preferring to consider each proposal on individual merit. As a principle, however, "tandem"

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development involving the erection of a new dwelling immediately in front of, or behind, another and sharing the same access, will be resisted.

- 3.28 Government advice in PPG 3 suggests that proposals which would lead to an extension of ribbon development should be resisted. A number of properties located on the edge of settlements within Blaby District have side gardens abutting the limits to built development. These limits have been drawn to respect the curtilages to the dwellings to allow scope for extensions to the existing dwelling, however, proposals for new dwellings in these situations which would create an undesirable extension to ribbon development or involve tandem development will be resisted.

Non Residential Development in Primarily Residential Areas

R2 WITHIN THE PRIMARILY RESIDENTIAL AREAS IDENTIFIED ON THE PROPOSALS MAP, PLANNING PERMISSION WILL ONLY BE GRANTED FOR DEVELOPMENT OTHER THAN RESIDENTIAL OR RESIDENTIAL INSTITUTIONAL IF THE DEVELOPMENT WOULD NOT CONFLICT WITH THE AIMS OF SUBCLAUSES (i), (iii)-(viii) OF POLICY R1.

- 3.29 The District Council considers that the protection of the amenity of areas which are primarily residential in character is of paramount importance. This is not intended, however, to result in an homogenous environment and it is acknowledged that other uses which are appropriate and necessary can be successfully accommodated in these areas.

Other Housing Development within the Limits to the Built Up Areas

R3 OUTSIDE OF THE PRIMARILY RESIDENTIAL AREAS BUT WITHIN THE LIMITS TO THE BUILT-UP AREA IDENTIFIED ON THE PROPOSALS MAP, PLANNING PERMISSION WILL BE GRANTED FOR THE EXTENSION, SUBDIVISION AND REPLACEMENT OF EXISTING DWELLINGS AND RESIDENTIAL INSTITUTIONS UNLESS THE DEVELOPMENT WOULD CONFLICT WITH THE AIMS OF ANY OF THE SUBCLAUSES OF POLICY R1.

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- 3.30 This policy is applicable to those parts of the District within the limits to the built-up area where housing exists but is not the predominant land-use. For example this will apply in a Primarily Employment Area, where a small number of established houses are now a less significant land-use than the employment uses which have become established in the vicinity.
- 3.31 The District Council considers that in these circumstances householders and residential institutions should in general be able to extend, subdivide or replace their property providing that the development would not seriously detract from the character or amenity of the area or result in the creation of an unsatisfactory living environment.

Residential Development outside of the Limits to the Built Up Area

- 3.32 With the exception of policy R5 regarding "affordable housing", on the edge of settlements, all proposals for residential development outside the limits to the built-up area will be assessed against the policies of the Countryside and Other Open Land section.

Redevelopment of Employment Land and Premises

- 3.33 The redevelopment for housing of existing employment land and buildings which are no longer suitable for employment purposes located within or adjacent to the Primarily Residential Areas can make a contribution to the housing requirements of Blaby District in accordance with Housing Policy 4 of the Structure Plan. Planning applications for such developments will be assessed against Policy E4 of the Local Plan and Employment Policy 5 of the Structure Plan which seek to protect valuable employment land and buildings and to ensure that no detrimental effects on the amenity of present or future residents will occur.

Density

- 3.34 The Council will have regard to Housing Policy 5 of the Structure Plan when assessing housing densities in residential development proposals. This policy states that;

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"Housing development will normally take place at as high a density as is compatible with the type of dwellings being provided, the site, its general location, the need for open space and landscaping and the general character of the area. Average densities should reflect the growing needs of households requiring smaller dwellings".

As site characteristics will invariably differ, the Council considers it inappropriate to prescribe specific densities.

Range and Mix of Housing

- 3.35 The Council will have regard to Housing Policy 6 of the Structure Plan when assessing proposals for major housing development. This policy states that:

"Major housing developments (usually more than 100 dwellings) should offer a range and mix of housing types and make provision for all sectors of the market and access housing within the range of house types provided. The type of dwellings provided should reflect the growing needs of households requiring smaller dwellings".

Affordable Housing

- 3.36 Affordable housing is defined as housing for those who are unable to purchase accommodation on the open market as a result of the local relationship between income and price. It includes low-cost home ownership, shared ownership and rented accommodation.
- 3.37 In April 1994 the District Council undertook a sample survey of 11,000 households in its area in order to obtain detailed information on the housing needs of its residents. Part of the survey sought to ascertain the likely number of new households which may require a separate dwelling in the District between 1994 and 1999 and their ability to afford such accommodation. The survey was a representative cross-section of households and areas within the District. The results from the responses were subsequently weighted in order to provide an estimate of the position had all households taken part and responded.
- 3.38 The survey results indicate that approximately 3,600 new households (weighted total) may be looking for accommodation in the District in the period to 1999.

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3.39 The table is intended as a simple guide to the perceived need for housing by settlement, as expressed in the responses to the survey:-

PERCEIVED GROSS AFFORDABLE HOUSING NEED BY SETTLEMENT (1994 - 1999)	
Settlement	Number of Dwellings
Aston Flamville	Not Available
Blaby	520
Braunstone	161
Cosby	107
Countesthorpe	216
Croft	33
Elmesthorpe	28
Enderby	176
Glenfield	305
Glen Parva	148
Huncote	24
Kilby	17
Kirby Muxloe	159
Leicester Forest East	89
Leicester Forest West	Not Available
Lubbesthorpe	Not Available
Narborough (including Littlethorpe)	222
Potters Marston	Not Available
Sapcote	111
Sharnford	26
Stoney Stanton	85
Thurlaston	22
Whetstone	74
Wigston Parva	Not Available
Anywhere in Blaby District	1,089
WEIGHTED TOTAL FOR BLABY DISTRICT	3,612

Source: Blaby District Council Housing Needs Survey (1994)

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- 3.40 Although the above table indicates that some 3,600 households may require separate accommodation over the next few years, the District Council is mindful of the need for caution when interpreting this figure.
- 3.41 The survey results represent the 'snapshot' perceptions of heads of existing households at one point in time. With the best of intentions, the head of household was asked to anticipate the needs of other people some of whom, particularly the young and elderly, will experience unforeseen changes in circumstances over a relatively short period of time.
- 3.42 The figures include an element of double counting in that some single people expressing a need for accommodation will form households with other people responding in the same manner to the survey. To counter-balance this, some existing households comprising several people may divide into smaller units.
- 3.43 In addition, the actual number of households that will have the desire or ability to occupy separate accommodation will be influenced by the state of the economy in general and the future health of the housing market.
- 3.44 A further illustration of the need for caution can be demonstrated by comparing the survey's overall expressed need on a yearly basis (722 dwellings p.a.) with the new dwelling requirement for the District in the approved Leicestershire Structure Plan (343 dwellings p.a.).
- 3.45 The District Council has examined the local housing market in order to assess the proportion of these new households which are likely to be able to afford market prices. It has concluded that a minimum expenditure of around £60 per week (1994 prices) is necessary either to purchase a two-bedroom dwelling at the lower end of the market or to rent a small property in the private sector. The survey results indicate that 2,990 new households consider that they are unlikely to be able to afford this amount on accommodation.
- 3.46 It is recognised that there are a number of ways in which the need for affordable housing will be met. In particular, opportunities will continue to arise from natural turnover in the existing housing stock, including both Local Authority and Housing Association properties, where rent levels are generally below market rates, as well as in the private rented sector and the owner-occupied market. The figures in the table of perceived housing need make no allowance for the

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likely contribution of affordable housing from existing sources. Several initiatives are also being considered and developed by the Council's Housing Services Committee.

- 3.47 In relation to new housing development the Council recognises that the limitations of the planning system do not allow it to directly consider issues of tenure or price and, therefore, the policies of this Local Plan alone will not seek to provide a means of meeting all of the perceived affordable housing needs of the District nor the need as it has been expressed in relation to individual settlements.
- 3.48 As the Housing Needs Survey represents a 'snapshot' in time, the Council intends to update its information on needs on a regular basis. To this end the Council has embarked on the preparation of a comprehensive and rigorous re-assessment of the housing needs of the District. It is anticipated that the exercise will be completed by December 1999. Once the revised housing needs assessment has been received it will supersede the 1994 survey and will be used as the basis for the negotiation of affordable housing in Blaby District.

Affordable Housing on sites not specifically proposed for development

- 3.49 New residential development may provide opportunities for affordable housing. The Council recognise, however, that virtually all the housing requirement for the District (as given in the Leicestershire Structure Plan) for the period 1991-2006 is already provided or committed.
- 3.50 Appendix 8 shows that all the sites which are proposed for residential development in this Local Plan, with the exception of Policy R15 (b), land at School Lane, Narborough, have a Council resolution to grant planning permission subject to the applicants entering into a planning obligation.
- 3.51 Although the Council will endeavour to persuade individual developers to provide affordable housing in appropriate schemes, it is acknowledged that it is unreasonable to seek to impose such a requirement on those which already have planning permission or are subject to a Council resolution to grant planning permission.

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- 3.52 The land at School Lane, Narborough (Policy R15 (b)) is owned by Blaby District Council, which will ensure that the requirements of Policy R4 are applied to its development for residential purposes.
- 3.53 Despite the high level of residential commitments the Council expects that it will continue to receive proposals for residential development on sites within the built up areas which are not currently identified in this Local Plan for this use (i.e. windfall sites). It is also possible that a site could become available on land outside the built-up area as a result of an appeal against the refusal of planning permission. Where the proposed development is on a scale which satisfies the site area or dwelling capacity given in Policy R4 the Council will seek to negotiate for the inclusion of an element of affordable housing. The site thresholds are those given in Circular 6/98 "Planning and Affordable Housing" (April 1998).
- 3.54 The details concerning the number and type of affordable accommodation appropriate on an individual site will be subject to negotiation, taking into consideration survey results and other material considerations.
- 3.55 It is anticipated that this policy will only provide a relatively small amount of affordable housing. Where appropriate the Council will, therefore, restrict initial and subsequent occupancy of the affordable accommodation to ensure that the benefits are enjoyed by District residents and those having a connection with the District. In considering the categories of need which will be eligible the Council will be mindful that over 30% of households which may require accommodation are prepared to live anywhere within the District. It is, therefore, appropriate that the term "local needs" in Policy R4 refers to the entire District.
- 3.56 If a dwelling remains unoccupied after a reasonable period of time then the Council consider that the "local occupancy" criteria set out in sub-paragraph (B) should be widened to allow occupancy by persons that do not live within Blaby District and do not have any local connections due to work or family ties. It is considered that this will ensure affordable housing remains in occupation and safeguards an adequate stream of revenue for those managing the development whilst ensuring people in local housing need take priority. The reasonable period of time in which those in local housing need should be given first priority is influenced by the form of tenure. For rental schemes this period may be 4 - 6 weeks but may be 3 months or more for shared ownership schemes.

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- 3.57 Where dwellings at the lower cost end of the market meet the needs of those just able to afford owner-occupation the Council will not restrict initial and subsequent occupancy. However, to ensure that low-cost market housing remains affordable in perpetuity the Council will consider removing "permitted development" rights for the erection of house extensions, as such development may result in a relative increase in the value of a dwelling to a level where it becomes "general market housing".
- 3.58 The provision of part of the development site by the developer to a Housing Association or other registered social landlord in order that it may build affordable housing may be considered as the element of the development that contributes towards affordable housing needs, providing that there are good prospects of achieving affordable housing within a reasonable period of time.
- 3.59 It may be appropriate for affordable housing to be provided on an alternative site elsewhere in the District (i.e. 'off-site'). This will involve the developer contributing a sum which will ensure the provision of affordable accommodation without recourse to public subsidy.

R4 WHERE AN UP TO DATE AND RIGOROUS HOUSING SURVEY SHOWS THAT THERE IS A LACK OF AFFORDABLE HOUSING TO MEET LOCAL NEEDS, PLANNING PERMISSION FOR RESIDENTIAL DEVELOPMENT WILL BE GRANTED WITHIN THE LIMITS TO THE BUILT UP AREA IDENTIFIED ON THE PROPOSALS MAP, PROVIDED THAT THE PROPOSED DEVELOPMENT WOULD NOT CONFLICT WITH THE AIMS OF ANY OF THE SUBCLAUSES OF POLICY R1.

THE LOCAL PLANNING AUTHORITY WILL SEEK TO NEGOTIATE AN ELEMENT OF AFFORDABLE HOUSING IN THE FOLLOWING CIRCUMSTANCES:

- (i) IN SETTLEMENTS WITH A POPULATION OF 3,000 OR FEWER ON SITES OF 0.5HA (1.24 ACRES) OR MORE, OR WHERE THE DEVELOPMENT IS FOR 15 OR MORE DWELLINGS, AND**

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R4 (cont)

- (ii) IN SETTLEMENTS WITH A POPULATION OF MORE THAN 3,000 ON SITES OF 1HA (2.47 ACRES) OR MORE, OR WHERE THE PROPOSED DEVELOPMENT IS FOR 25 OR MORE DWELLINGS.**

IF AFFORDABLE HOUSING IS TO BE PROVIDED THE LOCAL PLANNING AUTHORITY WILL, WHERE APPROPRIATE, IMPOSE PLANNING CONDITIONS, OR NEGOTIATE FOR SECURE ARRANGEMENTS BY WAY OF A PLANNING OBLIGATION, TO ENSURE THAT THE BENEFITS OF AFFORDABLE HOUSING ARE ENJOYED BY SUBSEQUENT AS WELL AS INITIAL OCCUPIERS. SUCH ARRANGEMENTS SHOULD BE MADE WITH A REGISTERED HOUSING ASSOCIATION OR OTHER APPROPRIATE SOCIAL LANDLORD TO ENSURE THAT THE OCCUPANCY OF AN AFFORDABLE DWELLING WILL BE LIMITED TO A PERSON (OR WIFE, HUSBAND, PARTNER OR DEPENDENT OF SUCH A PERSON) WHO:

- (A) DOES NOT HAVE ACCESS TO GENERAL MARKET HOUSING, AND**
- (B) IS A RESIDENT OF BLABY DISTRICT, OR HAS A LOCAL CONNECTION WITH THE LOCALITY BECAUSE OF FAMILY TIES OR A NEED TO BE NEAR HIS OR HER WORKPLACE.**

IF AN OCCUPIER WHO FULFILS CRITERIA (A) AND (B) CANNOT BE FOUND WITHIN A REASONABLE PERIOD OF TIME, THEN OCCUPATION BY A PERSON FULFILLING CRITERION (A) ONLY WILL BE CONSIDERED ACCEPTABLE.

A PLANNING CONDITION MAY ALSO BE IMPOSED ON THE PLANNING PERMISSION WHICH REMOVES THE "PERMITTED DEVELOPMENT" RIGHTS TO EXTEND THOSE DWELLINGS WHICH REPRESENT THE ELEMENT OF AFFORDABLE HOUSING.

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R4(Cont)

A LEGAL AGREEMENT WHICH INVOLVES THE PROVISION OF PART OF THE DEVELOPMENT SITE BY THE DEVELOPER TO A NOMINATED REGISTERED HOUSING ASSOCIATION OR OTHER APPROPRIATE SOCIAL LANDLORD TO BUILD ON WHEN ITS CAPITAL PROGRAMME PERMITS MAY BE CONSIDERED AS AN ACCEPTABLE CONTRIBUTION TO AFFORDABLE HOUSING NEEDS.

A FINANCIAL CONTRIBUTION FROM A DEVELOPER WHICH ENSURES THE PROVISION OF THE ELEMENT OF AFFORDABLE HOUSING ON ANOTHER SITE IN THE DISTRICT THAT WOULD NOT OTHERWISE BE PROVIDED MAY BE AN ACCEPTABLE ALTERNATIVE TO THE PROVISION OF ON-SITE AFFORDABLE HOUSING.

Affordable Housing in Rural Areas (Exceptions Sites)

- 3.60 Government advice given in PPG 3 encourages local authorities to grant planning permission for affordable housing schemes on small areas of land that would not normally be released for general housing development (so called "exceptions" sites) in or adjoining villages, provided that there is an overriding local need. This advice has been incorporated into Housing Policy 7 of the Structure Plan which states:-

"Exceptionally, planning permission may be granted for affordable housing on the edge of, or within, villages on land that would not normally be released for development, provided that;

- (a) The scheme would meet a genuine local need that would not otherwise be met.*
- (b) There are secure arrangements to ensure that the benefits of low cost housing will be enjoyed by subsequent occupiers as well as the initial occupiers.*

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- (c) *Any such land released will be additional to the provision made for general housing demand, and*
- (d) *The scheme is of a scale and of a character appropriate to the location".*

3.61 The Council's Housing Needs Survey (1994) indicates that there is a perceived need for affordable housing in the rural areas of the District.

3.62 Small villages are generally defined as those with a population below 3,000. The Council has considered the scale, location and characteristics of settlements in its area and considers it appropriate to apply Housing Policy 7 of the Structure Plan to the following settlements:-

Cosby	Littlethorpe
Croft	Sapcote
Elmesthorpe	Sharnford
Huncote	Stoney Stanton
Kilby	Thurlaston

3.63 Cosby (population c. 3,400*) and Stoney Stanton (population c. 3,400*) are included in this category on account on the services and facilities that they offer to the communities in the rural area. Aston Flamville and Wigston Parva are excluded as the Council consider that they are unlikely to be able to accommodate housing development outside the proposed limits to the built-up area without this detracting from the character and appearance of their respective conservation areas.

Note: * Leicestershire County Council Mid-1995 Population Estimates

R5 IN EXCEPTIONAL CASES, PLANNING PERMISSION WILL BE GRANTED FOR AFFORDABLE HOUSING TO MEET LOCAL NEEDS IN LOCATIONS ON THE EDGE OF SETTLEMENTS PROVIDED THAT:

- (i) THE DEVELOPMENT WOULD NOT CONFLICT WITH THE AIMS OF ANY OF THE SUBCLAUSES OF POLICY R1;**

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R5 (cont)

- (ii) IT CAN BE SHOWN BY MEANS OF AN UP TO DATE SURVEY THAT THE SCHEME WOULD MEET A GENUINE LOCAL NEED THAT COULD NOT BE MET WITHIN THE BUILT-UP AREA OF THE SETTLEMENT;

- (iii) SECURE ARRANGEMENTS ARE MADE, BY THE IMPOSITION OF PLANNING CONDITIONS OR A PLANNING OBLIGATION TO ENSURE THAT THE BENEFITS OF THE AFFORDABLE HOUSING WILL BE ENJOYED BY SUBSEQUENT OCCUPIERS AS WELL AS INITIAL OCCUPIERS. SUCH ARRANGEMENTS WILL NORMALLY BE MADE WITH A REGISTERED HOUSING ASSOCIATION OR OTHER APPROPRIATE SOCIAL LANDLORD TO ENSURE THAT;

THE OCCUPANCY OF AN AFFORDABLE DWELLING WILL BE LIMITED TO A PERSON (OR WIFE, HUSBAND, PARTNER OR DEPENDENT OF SUCH A PERSON) WHO;

- (A) DOES NOT HAVE ACCESS TO GENERAL MARKET HOUSING, AND

- (B) IS A RESIDENT OF THAT SETTLEMENT, OR HAS A LOCAL CONNECTION WITH THAT SETTLEMENT BECAUSE OF FAMILY TIES OR NEEDS TO BE NEAR HIS OR HER WORKPLACE.

IF AN OCCUPIER WHO FULFILS CRITERION (A) AND (B) CANNOT BE FOUND WITHIN A REASONABLE PERIOD OF TIME, THEN CRITERION (B) WILL BE REPLACED BY CRITERION (C) BELOW;

- (C) IS A RESIDENT OF A NEIGHBOURING SETTLEMENT, OR HAS A LOCAL CONNECTION WITH A NEIGHBOURING SETTLEMENT BECAUSE OF FAMILY TIES OR, A NEED TO BE NEAR HIS OR HER WORKPLACE.

continued

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R5 (cont)

IF AN OCCUPIER WHO FULFILS CRITERIA (A) AND (C) CANNOT BE FOUND WITHIN A REASONABLE PERIOD OF TIME, THEN CRITERION (C) WILL BE REPLACED BY CRITERION (D) BELOW;

(D) IS A RESIDENT OF BLABY DISTRICT OR HAS A LOCAL CONNECTION WITH THE DISTRICT BECAUSE OF FAMILY TIES OR A NEED TO BE NEAR HIS OR HER WORKPLACE.

THIS POLICY WILL ONLY APPLY TO SITES IN AND AROUND THE FOLLOWING RURAL SETTLEMENTS WHERE THE PROPOSED DEVELOPMENT IS NOT WITHIN A GREEN WEDGE OR AREA OF SEPARATION AS SHOWN ON THE PROPOSALS MAP:

COSBY	LITTLETHORPE
CROFT	SAPCOTE
ELMESTHORPE	SHARNFORD
HUNCOTE	STONEY STANTON
KILBY	THURLASTON

A PLANNING CONDITION MAY ALSO BE IMPOSED ON THE PLANNING PERMISSION WHICH REMOVES THE "PERMITTED DEVELOPMENT" RIGHTS TO EXTEND THE DWELLINGS.

- 3.64 The above Policy provides a means of enabling affordable housing schemes to be developed on small areas of land which would not normally be granted planning permission for housing. In adopting this approach it is anticipated that the value of the land, and accordingly the cost of the dwelling, will be lower than in normal market circumstances. This policy will, however, only be considered appropriate in exceptional circumstances and the criteria will be applied rigorously in order to prevent its abuse.
- 3.65 Evidence of a genuine local need will be central to the Council's consideration of any proposal for such a scheme. The Council defines "local need" in Policy R5 as the need of people living

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in, or with a local connection to, the settlement where the proposed development is located. It may be appropriate in certain cases, however, for the survey of local need to also take into consideration the need of residents in eligible settlements in the nearby area. The Housing Needs Survey undertaken by the Council will be used as an indication of the local need for affordable housing and the potential ability for these people to afford the anticipated cost of the housing. The Council will, however, expect applicants to supplement this with their own up to date survey, the content of which should be agreed with appropriate Officers of the Council prior to commencement.

- 3.66 The Council will ensure that secure arrangements are made to enable the local community to benefit from the scheme in perpetuity. These arrangements will usually take the form of a planning obligation which details restrictions on the occupation of the property to local people falling within the identified categories of need. These are based on the advice in Circular 6/98. It is anticipated that in the majority of cases the management of such schemes will be under the control of a registered Housing Association. Circular 6/98 makes it clear (paragraph 28) it would be unacceptable, in planning terms, for housing on rural exceptions sites to be sold on the open market. However, where there is a prospect of housing becoming available on the open market, for example through "right to buy" legislation, the Council will consider removing "permitted development" rights for house extensions in order to prevent a relative increase in the value of a dwelling to a level where it becomes "general market housing."
- 3.67 If a dwelling remains unoccupied after a reasonable period of time then the Council consider that the "local occupancy" criteria set out in sub-paragraph (B) should be widened to allow occupancy by persons that do not live within that particular settlement and do not have any local connections due to work or family ties on the basis of a cascade approach. This approach will widen the criteria to allow occupancy by persons from neighbouring settlements (criterion (C)). If a dwelling remains unoccupied after consideration of criterion (C), this will be replaced by criterion (D), which allows occupancy by residents of Blaby District. It is considered that this will ensure affordable housing remains in occupation and safeguards an adequate stream of revenue for those managing the development whilst ensuring people in local housing need take priority. The reasonable period of time in which those in local housing need should be given first priority is influenced by the form of tenure. For rental schemes this period may be 4 - 6 weeks but may be 3 months or more for shared ownership schemes.

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- 3.68 It is essential that "affordability" should not be achieved at the expense of environmental or other standards. The Council will require development to meet all of the criteria used to assess general housing proposals. Where a scheme is on the edge of a settlement it will be important to present a "fair-face" to the land outside of the built-up area.
- 3.69 The Council does not consider that the need for affordable housing on rural exceptions sites should take precedence over its policies to protect the Green Wedge and Areas of Separation which immediately adjoin the limits to the built-up area of a number of the settlements specified in Policy R5.
- 3.70 In the event of a permission granted on an "exceptions" basis not being implemented, there will be a presumption that general housing would not be acceptable on the land.

Cross Subsidy and Discounted Housing

- 3.71 Annex A to PPG 3 makes it clear that mixed schemes are not appropriate on off-plan sites since they could generate hope value among landowners and so reduce the supply of land for low cost housing. Housing which is sold at an initial discount value gives the benefits of affordable housing only to the initial purchaser with the long term community benefit being lost, thus requiring the further release of land for affordable housing.

Gypsy and Travelling Show People's Sites

- 3.72 Department of the Environment Circulars 1/94 and 18/94 provide Government Guidance on Gypsy Sites and Planning. The statutory duty for Local Authorities to provide accommodation

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on caravan sites for gypsies residing in or resorting to their areas, as well as the Secretary of State's powers to "designate" an area of a Local Authority as having adequate provision for gypsies have been repealed. This came into effect with the commencement of the Criminal Justice and Public Order Act on 3rd November 1994. The repeal of these statutory duties will place emphasis on detailed policies contained in development plans to assist the adequate provision of gypsy sites. Housing Policy 8 of the Structure Plan states that;

"Provision will be made for both permanent and transit gypsy caravan sites which should normally be;

- (a) located in areas frequented by gypsies,*
- (b) reasonably accessible to community services and facilities, and*
- (c) capable of sympathetic assimilation into their surroundings."*

- 3.73 The County Council has provided one permanent site of 20 pitches located at Aston Firs, Sapcote which is managed under an agency agreement by the District Council. In 1989 Blaby District was designated by the Secretary of State for the Environment as having adequate provision for gypsies in its area although this now has little effect. The County Council, as the authority responsible for gypsy site coordination, has advised that there are only occasional incursions of unauthorised gypsy caravans into Blaby District and that there is only a small need for permanent and transit sites. Planning permission has been granted to provide for an additional six pitches on land adjacent to the Aston Firs facility.
- 3.74 Travelling show people are considered differently from gypsies under the requirements of the Caravan Sites Act 1968 and Department of the Environment Circular 22/91, in that they did not benefit from the duty placed on Local Authorities to provide accommodation. Recent guidance and legislation, in effect, removed this distinction.
- 3.75 The District is not a traditional location for travelling show people and, until recently, had only one small site located off The Square, Glenfield, which provided seven pitches. Planning permission has been granted for residential development on this site and it is currently vacant.

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A proposal for two pitches on the "Cawrey Site", Station Road, Glenfield has a temporary planning permission until March 1999. Planning permission was granted in September 1996 for the change of use of land at Forest Road, Narborough to form a showman's depot consisting of 10 residential caravans. An application was subsequently submitted to vary a condition on the planning permission to allow 20 plots constituting 10 static and 10 mobile units. This application was approved in May 1997.

- 3.76 The District Council considers that, in land use terms, sites for gypsies and travelling show people are likely to exhibit the same characteristics, particularly where long stay facilities are proposed and there is a need to accommodate both residential and business uses. The District Council will thus assess planning applications for both types of site against the same criteria;

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- 3.77 The District Council will determine any applications for bona fide gypsy and travelling show people's sites in accordance with the above policies and will have particular regard to potential disturbance to any neighbouring property resulting from any on-site business activities.

Developments For Houseboats

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- 3.78 Houseboats have unique locational requirements and none are presently found in the District. The only waterway that may be sufficiently large to accommodate such craft is the Grand Union Canal, which runs through the built-up area, countryside and green wedges area around Glen Parva. British Waterways will not, however, permit any connection to the canal to form a basin, due to the significant water shortage experienced in recent years in this area. The District Council will consider development proposals in the context of the policy area within which they are located. The installation of limited linear moorings may be possible with the agreement of British Waterways, however, the District Council would prefer their use for the mooring of non-residential craft to increase the recreational use of the canal.

AREA SPECIFIC POLICIES

West Street, Glenfield

- 3.79 The area of West Street to the north of the railway embankment comprises a number of plots of land some of which contain dwellings built before the advent of planning control.

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3.80 The District Council considers that the erection of additional dwellings in this area is unacceptable on three counts;

- the area is located within land identified as a Green Wedge where policy C3(iv) of the Local Plan applies. This seeks to maintain the predominantly open character of the land between Glenfield and Groby,
- access to the area is via an unadopted road which is severely constricted in width where it passes beneath the bridge arch of the former railway. Furthermore, the junction of West Street and Station Road does not meet highway standards; thus to intensify the vehicular use of West Street would not be in the interests of highway safety,
- the area is located within the floodplain of Rothley Brook and to deprive the river system of floodwater storage capacity would have repercussions elsewhere.

3.81 Several dwellings in this area now provide a poor standard of living accommodation and the District Council will view sympathetically any proposals to improve these dwellings, including in some cases their replacement where the proposal is similar in size and scale to that which exists.

Spring Gardens, Sapcote

3.82 This area comprises a small number of houses built before planning control, allotment gardens and vacant land served by an unmade track of inadequate width and construction and with poor visibility at its junction with Grace Road.

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- 3.83 Grace Road forms a strong edge to this part of the village, with the Spring Gardens area lying outside of the proposed limits to the built-up area of Sapcote and within an area where Countryside policies apply.

Cosby Cottages Estate

- 3.84 Cosby Cottages Estate was originally established by the Land Settlement Association in the interwar period. The estate is served by private roadways and comprises 50 detached dwellings which stand in large plots. The overall residential density of the estate is low, at around 2 dwellings per acre (4.6 dwellings per Ha) and it is, in the opinion of the District Council, an area of special residential character.
- 3.85 The Estate lies within the proposed limits to the built-up area of Cosby and is also within a Primarily Residential Area (PRA). Policy R1 will apply in the area, subject to policies R11 and R12, which remove the general presumption in favour of new residential development in a PRA and make the design and locational requirements more specific.

R11 PLANNING PERMISSION WILL NOT BE GRANTED FOR THE ERECTION OF ADDITIONAL NEW DWELLINGS WITHIN THE COSBY COTTAGES ESTATE, ALTHOUGH PLANNING PERMISSION WILL BE GRANTED FOR THE ERECTION OF A REPLACEMENT DWELLING PROVIDED ALL THE FOLLOWING CRITERIA ARE MET:

- (i) **THERE IS AN EXISTING, HABITABLE DWELLING LOCATED ON THE SITE WHICH IS OCCUPIED OR HAS BEEN RECENTLY OCCUPIED AS A MAIN RESIDENCE;**

i continued

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R11(cont)

- (ii) THE REPLACEMENT DWELLING IS LOCATED ON THE SITE OF THE ORIGINAL DWELLING UNLESS AN ALTERNATIVE SITE IS IDENTIFIED IN THE EXISTING CURTILAGE WHICH IS MORE ACCEPTABLE TO THE DISTRICT COUNCIL;**

- (iii) THE DESIGN OF THE REPLACEMENT DWELLING AND ITS MATERIALS OF CONSTRUCTION ARE SYMPATHETIC TO THOSE OF THE ORIGINAL LAND SETTLEMENT ASSOCIATION HOUSES;**

- (iv) THE DEVELOPMENT WOULD NOT CONFLICT WITH THE AIMS OF SUBCLAUSES (i) TO (v) OF POLICY R1.**

3.86 A number of the original Land Settlement Association houses, which still exist on the Cosby Cottages Estate, are largely unimproved and are not ideally suited to modern living standards. The District Council will view sympathetically any proposals to replace these dwellings provided the criteria listed above are satisfied. These criteria are specified to ensure that any replacement dwellings reflect the open spacious character of the area as well as the distinctive design of the houses.

3.87 To maintain the special quality and character of the area which derives from the large size of individual plots and the spacing of the dwellings the District Council will not allow the erection of any additional dwellings within the Cosby Cottages Estate. In addition the roads serving the area are unsuitable to accommodate any material increase in the volume of traffic using them.

3.88 The District Council will seek to ensure that any works to make up to adoption standard the roads within the area will achieve a high standard of design and materials. The aim will be to reduce to a minimum the degree of detriment to the environmental qualities of the area since the informal pattern of the road network contributes to the character of the Cosby Cottages Estate.

R12 PLANNING PERMISSION WILL BE GRANTED FOR EXTENSIONS TO AN EXISTING DWELLING WITHIN THE COSBY COTTAGES ESTATE PROVIDED THAT:

continued

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R12 (cont)

- (i) THE DESIGN AND MATERIALS OF CONSTRUCTION ARE SYMPATHETIC TO THE DESIGN OF THE ORIGINAL LAND SETTLEMENT ASSOCIATION HOUSES;
- (ii) THE SITING MAINTAINS THE SPACIOUS OPEN CHARACTER AND APPEARANCE OF THE AREA;
- (iii) THE DEVELOPMENT WOULD NOT CONFLICT WITH THE AIMS OF SUBCLAUSES (i) TO (v) OF POLICY R1.

3.89 Careful attention needs to be paid to the design, siting and materials of construction of any extensions to existing houses within the area to ensure that they are in keeping with the distinctive appearance and character of the original dwellings and their spacious overall setting. In particular, any extensions should be set in from the plot boundaries in order to maintain the separation between buildings.

DISTRICT WIDE PUBLIC OPEN SPACE STANDARDS

Playspace for Children

R13 PLANNING PERMISSION WILL ONLY BE GRANTED FOR NEW RESIDENTIAL DEVELOPMENT WHERE INFORMAL CHILDRENS PLAY SPACE IS PROVIDED FOR AT A MINIMUM RATIO OF 0.1 ACRES (0.04 HA) PER 20 DWELLINGS. WHERE DEVELOPMENT INVOLVES LESS THAN 20 DWELLINGS THE PLAY SPACE PROVISION WILL BE DETERMINED ACCORDING TO INDIVIDUAL CIRCUMSTANCES. THE CHILDRENS PLAY SPACE PROVIDED MUST SATISFY THE FOLLOWING CRITERIA:

- (i) INFORMAL PLAYSACE WILL BE PROVIDED THAT ALLOWS FOR PLAY OPPORTUNITIES FOR A RANGE OF AGE GROUPS. THE PLAY AREAS TO BE PROVIDED WILL INCLUDE:

continued

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R13 (cont)

- a) **SMALL AREAS APPROX. 0.10 ACRES (0.04 HA) IN SIZE WHICH ARE SPECIFICALLY DESIGNED FOR YOUNG CHILDREN.**

- b) **IN THE CASE OF LARGE SCALE RESIDENTIAL DEVELOPMENT (OVER 400 HOUSES) AN EQUIPPED PLAY AREA 0.75 ACRES (0.3 HA) IN SIZE WHICH PROVIDES A RANGE OF PLAY OPPORTUNITIES FOR ALL CHILDREN;**

- (ii) **PLAY AREAS WILL BE LOCATED SO THAT THEY ARE SAFELY ACCESSIBLE BY CHILDREN, WITH FOOTPATH LINKS WHICH DO NOT REQUIRE THE CROSSING OF BUSY ROADS OR OTHER MAJOR HAZARDS;**

- (iii) **PLAY AREAS WILL BE SO DESIGNED THAT THEY ARE UNDER THE VISUAL SUPERVISION OF NEIGHBOURING PROPERTIES;**

- (iv) **PLANTED MARGINS WILL BE PROVIDED AROUND PLAY AREAS TO MINIMISE DISTURBANCE TO ADJACENT PROPERTIES. WHERE APPROPRIATE PLANNING OBLIGATIONS WILL BE SOUGHT TO SECURE THIS PROVISION.**

3.90 The children's playspace requirement is in accordance with the established standards of the District Council and equates with the National Playing Fields Association standards for informal and equipped playspace for children's use. This requirement for informal playspace is in addition to any requirement for public open space suitable for formal recreation stated in policy R14.

3.91 An area of 0.1 acres (0.04 Ha) is considered to be the minimum practical size for an unequipped children's play area. These informal play areas should be located within 100 metres of the homes they serve. In small scale residential developments including cul-de-sac the space in front of

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dwellings inevitably tends to be used for play purposes and layout design should allow for this by including traffic calming measures and sign posting to greatly reduce car speeds and so give car drivers the impression that pedestrians have priority. This approach also allows good visual supervision.

- 3.92 Planning obligations will allow the off-site provision of informal and equipped playspace, in circumstances where this will create a more appropriate form of provision.

Open Space Provision for Formal Recreation

R14 PLANNING PERMISSION FOR NEW RESIDENTIAL DEVELOPMENT WILL ONLY BE GRANTED IF LEVELLED AND WELL DRAINED PUBLIC OPEN SPACE SUITABLE FOR FORMAL RECREATION IS PROVIDED FOR AT A MINIMUM RATIO OF 1 ACRE (0.40 HA) PER 100 DWELLINGS. THIS RECREATION PROVISION SHALL NORMALLY BE AGGREGATED TO CREATE AREAS OF SATISFACTORY FORM AND DIMENSIONS CAPABLE OF ACCOMMODATING A RANGE OF FORMAL RECREATION FACILITIES. WHERE APPROPRIATE, PLANNING OBLIGATIONS WILL BE SOUGHT TO SECURE THIS PROVISION.

- 3.93 This requirement is based on the minimum standards of the National Playing Fields Association (NPFA), relating particularly to the need for playing fields to be provided to serve new housing developments. For ease of interpretation, the requirement is expressed in terms of a ratio of area to dwellings, rather than the NPFA's 4 acres of open space per 1000 population for sporting activities and assumes an average of 2.5 persons per dwelling in new housing development. This requirement is in addition to the provision of informal children's play space detailed in Policy R13.

- 3.94 In order to provide for organised recreation these areas will need to be on relatively level, well drained ground and be of appropriate dimensions. An area of about 2.0 acres (0.81 Ha) is

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considered to be the minimum practical size for the provision of a sports pitch. Small areas of open space for formal recreation may be appropriate for activities such as basketball or netball (0.15 acres/0.06 Ha), tennis (0.17 acres/0.06 Ha per court) or a bowling green (0.35 acres/0.14 Ha).

- 3.95 The Council is currently investigating the possibility of developing a strategy whereby all residential development that does not provide "on site" open space for formal recreation will be required to make a financial contribution towards the development or improvement of recreational open space in that locality. This strategy would be implemented through the use of legal agreements which might cover: off-site recreational facilities related to the development; in the case of small developments, a contribution to nearby sporting and recreation or open space provision; and alternative provision where recreational land or open space is lost.
- 3.96 Legal agreements may also be necessary in cases where the residential development area is less than 100 dwellings, or the site is in more than one ownership and a single area of public open space is required, or in circumstances where the most appropriate location for the facility is not within the proposed residential development.

HOUSING REQUIREMENTS

Strategic requirements

- 3.97 The Structure Plan states in Housing Policy 1 that sufficient land will be provided in Blaby District between 1991 and 2006 to accommodate about 5,150 dwellings.
- 3.98 Table 1 (below) shows the progress made in Blaby District towards meeting the 5,150 dwelling requirement as at 31st March 1997. The table shows that a total of 2,966 dwellings have been completed in the six year period 1991 to 1997. Dwellings considered to be commitments are those which have planning permission (either outline or detailed) or were under construction at 31st March 1997. A list of all these sites is shown in Appendix 8. In total the number of dwellings completed and committed exceeds the total requirement of 5,150 dwellings by 1 dwelling.

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Table 1 Residential Land Progress - position at 31 March 1997

Total Dwelling Requirement 1991-2006	Completions 4/91 - 3/97	Permissions and U/C 3/97	Allocations 3/97	Total Committed & Provided 3/97	Balance to be found
5,150	2,966	2,175	10	5,151	0 (Surplus of 1)

Unidentified Sites

- 3.99 Annex B to PPG3 makes it clear that allowance should be made for land supply from sites which are not individually identified. This is complemented by Housing Policy 4 of the Structure Plan which states;

"When making provision for the Housing requirements in Housing Policy 1, allowance will be made for the likely supply of unidentified sites coming forward within settlements having regard to past rates at which these sites have come forward and the future potential for such sites".

- 3.100 It is therefore important that before the Council considers the release of any further "Greenfield" sites the likely contribution that unidentified sites can make to the housing land supply should be thoroughly examined so that the finite resource of undeveloped land can be conserved. It is essential that the development potential of underused land within the built-up areas is realised to reduce the pressure for development in the countryside and other areas of open land. The District Council expects that opportunities for redevelopment or infill will continue to arise on sites within the built-up areas. These sites are often referred to as "windfall sites". The Local Plan provides clear policy guidance in relation to the type of proposals for development within the built-up areas which will be appropriate.

- 3.101 For ease of evaluation the District Council has divided the unidentified sites, in line with advice given in PPG3, into large and small windfall sites. Small windfall sites are those which involve the development of less than 10 dwellings and are normally less than 1 acre (0.40 Ha) in extent.

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Over the period 1981 to 1997 these sites have contributed an average of 37 completions per annum throughout the District. The District Council is confident that this scale of provision is likely to be maintained throughout the Plan Period and have made an allowance of 35 dwellings per annum as a small windfall sites allowance. This will result in around 315 dwellings being completed in the period from March 1997 to March 2006. It should be noted that the figure for commitments in the above table already includes 169 dwellings on "small sites" which were committed at March 1997. The number to be added to the aforementioned surplus of 1, therefore, is 146 dwellings (i.e. 315 - 169) as an additional "small" windfall site contribution.

3.102 "Large scale" windfall sites, which are sites of 10 or more dwellings and generally in the range of 1 acre to 2.5 acres (0.4ha to 1ha), have also made a significant contribution in recent years to housing supply. In the period 1986-97 a total of 891 plots were completed on large scale windfall sites which equates to 81 plots per annum. A further 299 plots are located on windfall sites which are remaining to be developed. The District Council has also examined many sites of the above scale within the proposed limits to the built-up areas, where it considers there is potential for residential development within the plan period. A number of these have been the subject of informal discussion with landowners and agents.

3.103 The very nature of windfall sites makes it an impossible task to foresee all potential development sites in the District. At this stage it would be imprudent to identify the nature and location of the potential windfall sites in this Plan. The District Council has decided not to include an allowance for large windfall sites in its calculations of housing land supply since there is a surplus of housing land above the requirements of the Leicestershire Structure Plan. Large windfall sites which come on-stream over the remainder of the Plan Period will offer further flexibility in the Plan to allow for any non-implementation of commitments.

The Balance of the Housing Requirement

Table 2 - The position at March 31st 1997

Total Dwelling Requirement 1991-2006	Total Committed/ Provided 3/97	Small Sites Allowance	Total	Balance to be found
5,150	5,151	146	5,297	0 (surplus of 147)

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- 3.104 The balance of the housing requirement to be found shows that there is a surplus of housing land above the requirements of the Leicestershire Structure Plan of 147 dwellings. The surplus, in conjunction with large windfall sites for which no allowance has been made, will offer sufficient flexibility in the plan to allow for any non-implementation of commitments. The housing requirement can therefore be met without any further "greenfield" development being proposed in this Plan.

Demolitions

- 3.105 The number of dwellings which have been demolished between 1986 and 1997 amount to only 26 in number, marginally below the 44 assumed in the Structure Plan. Most of the demolitions were undertaken in order to implement development proposals, rather than as a consequence of the condition of the property. The present condition of the housing stock indicates that demolitions will remain at a very low rate for the rest of the plan period.

Changes of Use

- 3.106 Dwelling units can be gained or lost as a result of conversion activity and the subdivision of existing residential property. Since 1986 there has been relatively little work of this nature in the District, with gains in dwellings being virtually balanced by losses. Any net gains/losses which may occur will be taken into consideration as part of the contribution from "small windfalls".

Five Year Land Supply

- 3.107 The District Council is satisfied that based on its latest land availability information (31st March 1997) more than 5 years supply of land is available for the District as a whole in accordance with the requirements of PPG3. The Council considers that all of the sites included are realistically capable of being developed in this period. The position will continue to be monitored on an annual basis.

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LOCATION OF HOUSING DEVELOPMENT

- 3.108 Housing policy 2 of the Structure Plan states that the majority of land allocated for housing within Blaby District will be located within or adjoining settlements which allow a realistic choice of transport. In Blaby District these are settlements adjoining the Leicester urban area (Braunstone, Glenfield, Glen Parva, Kirby Muxloe and Leicester Forest East) and settlements along the Transport Choice Corridors represented by the Ivanhoe Line and the Coventry to Peterborough Railway Line as described in Paragraphs 5.9 to 5.11 of the Transport Chapter of this Local Plan.
- 3.109 The Table of Residential Land Availability figures for Blaby District below shows the breakdown of the statistics into those settlements allowing a realistic choice of transport and those which fall outside this criterion.

Table 3 - Residential Land and Transport Choice

	COMPLETIONS 1991 to 1997	COMMITMENTS AT MARCH 1997	TOTAL
"Transport Choice" Settlements	2,631	2,139	4,770
Other Settlements	335	46	381
BLABY DISTRICT	2,966	2,185	5,151

- 3.110 The above table clearly shows that the majority of land developed and committed for housing development within Blaby District is located within or adjoining settlements which offer a realistic choice of transport.

THE NEEDS OF LEICESTER AND OADBY AND WIGSTON

- 3.111 Housing Policy 3 of the Structure Plan requires that provision is made within Blaby District to help meet the dwelling needs of Leicester and Oadby and Wigston in locations well related to those settlements.

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3.112 Of the total dwelling requirement of 5,150 dwellings to be provided in Blaby District, completions since March 1991 and outstanding commitments and proposals for Blaby (59 dwellings), Braunstone (1,557 dwellings), Countesthorpe (299 dwellings), Glenfield (461 dwellings), Glen Parva (167 dwellings), Kirby Muxloe (121 dwellings), Leicester Forest East (654 dwellings) and Whetstone (736 dwellings) amount to 4,054 dwellings in total. These are all locations which are well related to Leicester and Oadby and Wigston and thus the Structure Plan policy is more than satisfied.

NEW RESIDENTIAL DEVELOPMENT

R15 THE FOLLOWING SITES SHOWN ON THE PROPOSALS MAP ARE PROPOSED FOR RESIDENTIAL AND, WHERE APPROPRIATE, ANCILLARY DEVELOPMENT:

(a) 7.3 ACRES (2.97 HA) OF LAND AT THE GYNSILLS, GLENFIELD. PLANNING PERMISSION WILL ONLY BE GRANTED FOR DEVELOPMENT THAT IS CONSISTENT WITH LARGE BUILDINGS IN EXTENSIVE LANDSCAPED GROUNDS.

3.113 This site forms part of an area of open land which is of particular significance to the form and character of Glenfield and reference should also be made to policy C10(i) of this Written Statement. The land also has planning permission for employment development and at present it is unknown which proposal will be implemented.

(b) 0.3 ACRES (0.11 HA) OF LAND AT SCHOOL LANE, NARBOROUGH.

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- 3.114 Outline planning permission for the development of this site for ten flats was granted in August 1989. This permission has subsequently expired. The District Council still intends to develop this site in partnership with a Housing Association to provide affordable housing for rent or shared ownership.