



L a n d m a r k
P L A N N I N G

Blaby District Council

Urban Capacity Study

Final Report May 2006

Prepared with assistance from

MOORE & YORK
COMMERCIAL
CHARTERED SURVEYORS

Summary

- Landmark Planning were appointed in April 2005 to undertake an Urban Capacity Study for Blaby District Council.
- The main purpose of this study is to estimate the potential housing yield to April 2016 within the settlements identified by Blaby District Council.
- A range of consultations were undertaken for this study, including with potential stakeholders and landowners with regards to potential sites. Later on, detailed consultations were held with various departments of the District Council and the Highways, Transport and Waste Management Department of Leicestershire County Council.
- A detailed survey took place in June and July 2005 to identify all possible urban capacity sites, within the constraints agreed with Blaby District Council. All sites identified were 0.3 ha or above, or in the case of conversions of existing buildings, capable of creating 10 or more units. The sites were analysed with regards to any constraints restricting or limiting development and the market potential of the site coming forward in the Plan period to 2016.
- The study identified 71 sites that produced an unconstrained yield of 1907 dwellings. The constrained yield identified a total of 390 additional dwellings that are considered likely to be developed by April 2016 within the existing settlement boundaries.
- Another 90 sites were rejected in the study. Initially these sites appeared to be suitable for inclusion, however, identified constraints meant that they were unlikely to come forward for development in the defined time period.
- The total dwelling requirement for the District until April 2016 is 4650 dwellings, as set out in the Leicestershire, Leicester and Rutland Structure Plan 2005. Once housing completions and commitments are taken into account, there is a residual requirement of 371 dwellings at 31 March 2005. The Urban Capacity Study has identified potential for a total of 390 dwellings, which creates a small surplus of 19 dwellings within the District, before taking into account the small sites allowance, for sites under 10 units, of 40 dwellings per annum.
- The analysis of the sites identified in the Study has been sub-divided between sites within the Central Leicestershire Policy Area and the Rest of the Plan Area. This highlights that while there is a surplus of 100 dwellings above the required total set out in the Leicestershire, Leicester and Rutland Structure Plan 2005 for the Central Leicestershire Policy Area, there is a deficit of 93 dwellings in the Rest of the Plan Area (both calculations are before taking into account the annual small site allowance).

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1.0 Introduction

- 1.1 Landmark Planning were commissioned by Blaby District Council in April 2005 to undertake an Urban Capacity Study (UCS) of the District. The previous UCS was completed in 2001 and is now in need of updating. This replacement UCS will build upon the findings of the 2001 UCS and provide a more in depth analysis of urban capacity for the district. The UCS provides vital information and sites relating to the potential housing capacity up to 2016. The information presented in this document will inform housing issues and policies that will be incorporated into the Local Development Framework (LDF). The LDF will eventually replace the adopted Blaby Local Plan (1999).
- 1.2 This UCS has been carried out in accordance with the good practice principles set out in PPG 3 Housing (2000) and the DETR Good Practice Guide 'Tapping the Potential' (2000). In particular, it follows the methodology suggested by 'Tapping the Potential'.
- 1.3 The aim of the UCS is to establish the potential quantity of new dwellings that can be accommodated on previously developed or underused land and buildings within the settlement limits of Blaby District. The sequential approach set out in PPG3 (2000) relating to the favourable allocation of previously developed land in urban areas over greenfield land underpins the approach undertaken in this study. The study identifies the capacity of large scale sites within the urban areas.
- 1.4 'Tapping the Potential' describes a systematic approach to assessing urban capacity, which has four main stages, namely:
- Listing the capacity sources
 - Surveying to identify the opportunities
 - Assessing the potential housing yield
 - Discounting the potential to provide an assessment of the capacity that can be realised
- 1.5 This study assesses the potential for additional housing provision within the District, through a combination of detailed survey work and assumptions regarding the supply of

unidentified sources. The methodology regarding the identification of various sites and sources for the study is explained in section 2.

- 1.6 The report draws out the findings of the suggested potential of the sites identified within the study in Section 6. Section 7 relates the findings of the UCS to the adopted Local Plan.

2.0 Methodology

- 2.1 A detailed methodology was agreed with Blaby District Council. It is on this basis that the capacity has been calculated.

i) Identifying urban areas to be assessed

- 2.2 The first step in the Study is to categorise each individual settlement within Blaby District into a hierarchy having regard to the size and function of each settlement and the level of services, facilities and jobs they provide. The criteria for assessing the hierarchy has been based upon two sources:

- 1) The locational criteria of PPG3, paragraph 31, namely:

- availability of previously developed sites
- location and accessibility
- capacity of existing and potential infrastructure
- ability to build communities
- physical and environmental constraints on development

- 2) Strategy Policies 2A & 2B of the Leicestershire, Leicester and Rutland Structure Plan 1996 –2016 adopted in March 2005. This takes a sequential approach towards the suitability of land for development:

- a) previously developed land and buildings within or adjoining the central area of Leicester and the town centres of the Main Towns;

- b) previously developed land and buildings elsewhere within the Leicester and Leicestershire Urban Area and the Main Towns;
- c) other land within the Leicester and Leicestershire Urban Area and the Main Towns;
- d) land adjoining the Leicester and Leicestershire Urban Area and the Main Towns, particularly where this involves the use of previously developed land;
- e) land within or adjoining Rural Centres, or other settlements which are or will be well served by public transport, particularly where this involves the use of previously developed land; and,
- f) in other locations, subject to the considerations in Strategy Policies 5,6 or 8.

Policy 2B sets out seven criteria that should also be taken into account:

- accessibility by non car modes to central areas and district or local centres
- capacity of public transport, utilities and social infrastructure
- physical constraints such as flooding, ground contamination and stability
- impact upon natural resources and environmental and cultural assets
- costs and economic viability
- need to secure a balance of land uses
- possible contribution towards strengthening a local community, supporting local services and meeting local needs, particularly within rural centres.

2.3 The District Council had already identified a draft list of settlements for inclusion within the UCS. Each of the settlements listed below have been categorised sequentially according to the criteria set out in Strategy Policy 2A of the Structure Plan above. This report also stated whether the settlements are contained within the Central Leicester Policy Area (CLPA) or the Rest of the Plan Area (ROPA). The settlements considered appropriate for inclusion within the UCS are:

- | | | |
|------------------|--------------|------|
| • Blaby: | Category E | CLPA |
| • Braunstone: | Category B/C | CLPA |
| • Cosby: | Category E | CLPA |
| • Countesthorpe; | Category E | CLPA |
| • Croft: | Category E | CLPA |

- Elmesthorpe: Category F ROPA
- Enderby: Category E CLPA
- Enderby St Johns: Category E CLPA
- Glen Parva: Category B/C CLPA
- Glenfield: Category B/C CLPA
- Huncote: Category E CLPA
- Kilby: Category F CLPA
- Kirby Muxloe: Category B/C CLPA
- Leicester Forest East: Category B/C CLPA
- Littlethorpe: Category E CLPA
- Narborough: Category E CLPA
- Sapcote: Category E ROPA
- Stoney Stanton: Category E ROPA
- Sharnford: Category E ROPA
- Whetstone: Category E CLPA

2.4 The categorisation of the settlements follows that set out in Strategy Policy 2A of the Structure Plan, as stated above.

ii) Sources of capacity

2.5 Having defined the locations suitable for further housing development, the next step is to define the potential sources of capacity. There are a number of capacity sources defined in the study, following the same approach as identified in the DETR good practice guide. This identifies eleven main sources of capacity. Yardsticks have been defined where possible to estimate housing yield in each instance using both the Good Practice Guide and detailed background knowledge. These are as follows:

1) Subdivision of Existing Housing

This is difficult to estimate. 'Tapping the Potential' suggests that some studies have shown the yield from such sites can be as much as four times that on vacant and derelict sites. Whilst this should not be ignored as a source of capacity it is considered that it is

not likely to be significant in Blaby district. Recent past experience has shown that the number of amalgamations of two units or more, more or less matches the subdivision numbers. It is considered that the small sites allowance will be the most appropriate manner in which to take account of this source of capacity.

2) Flats over Shops

It is considered that there may be potential to accommodate an element of housing growth in upper storeys over retail units. The extent of this source is of course dependant on the amount of residential accommodation over shops at present, the nature of retail development in the District and the appropriateness of any property for such conversion.

'Tapping the Potential' refers to this issue being considered on the basis of either potential for all such units to be converted to housing, or in some cases on the basis of potential commensurate with a third of the retail floor area.

Other urban capacity studies in Leicestershire have considered this issue on a basis of one in three units having potential for conversion to housing. Landmark Planning, however, carried out a Living/Working over the Shop scheme (LOTS/WOTS) for Leicestershire County Council for numerous towns and villages. The results provided a wide range of ratios of the number of properties identified as suitable for conversion to flats, ranging from 1 in 4 to 1 in 10. Taking into account the likely levels of existing residential accommodation, and the practicalities of conversion, for Blaby District it is considered that the lower end of this spectrum is likely to be a reasonable yardstick for Blaby settlements. However, most likely nearly all such sites will fall within the small sites allowance, due to size.

3) Empty Homes

It is recognised that an element of vacant housing is necessary to allow the normal operation of the housing market. However, empty homes are a useful source of additional capacity. 'Tapping the Potential' suggests that nationally approximately 3.7% of the total housing stock comprises empty homes. The guidance states that from previous studies undertaken, a realistic baseline to assume for capacity from empty homes, is the extent to

which local vacancy rates exceed national or local averages. It is on this basis which empty homes have been considered.

4) Previously Developed Vacant and Derelict Land and Buildings

Annex C of PPG 3 defines previously developed land as that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings) and associated fixed surface infrastructure, and covers the curtilage of development. The definition excludes land and buildings in use for agricultural or forestry purposes, and land that was previously developed, but where the remains of any structure have blended into the landscape in the process of time.

The Good Practice Guide recommends the National Land Use Database as a starting point.

5) Intensification

This source of capacity seeks to make more efficient use of land, through higher densities, by developing garage courts and forecourts, large gardens and back-lands. This source will be identified through survey.

6) Re-development of Existing Housing

The redevelopment of poor quality housing is considered to be a potential source of capacity, and for achieving higher site densities. This source can often be extensive typically in urban areas.

The Good Practice Guide suggests the National Land Use Database as a starting point. It records sites in use with a planning allocation or permission for redevelopment or with known development potential.

Data from the Council's Housing Department has been examined to identify any areas of sub standard accommodation ripe for renewal. Of course it may be that redevelopment to modern standards of old substandard accommodation may produce a lower density of

development. Residential land availability data has been considered as a source of information to establish a windfall allowance if no other source is available. This source will also be identified through survey.

7) Development of Car Parks

Car parks, particularly those poor quality temporary car parks, are considered a useful source, which could contribute to the overall capacity of the District, whilst if necessary still making provision for car parking. This source has been identified through survey.

8) Conversion of Commercial Buildings

Buildings that were vacant or on the market for disposal as at the time of survey have been assessed. For the purpose of this study, commercial buildings are taken to include all non-protected employment sites (that is, land not designated under Policy E1 in the adopted Blaby Local Plan, see also category 10), retail or even education buildings, which are capable of conversion to housing.

This source will be identified through survey. A yardstick will be applied on the basis of 70% of existing floorspace, divided by a unit floorspace of 70 square metres (the rule of thumb adopted by URBED, as stated in the Good Practice Guide), where appropriate, although higher densities may be considered appropriate upon survey.

9) Existing Housing Allocations

PPG3 advocates a more efficient use of land through increased densities and a review of parking standards. This therefore involves revisiting the allocations in the Local Plan and determining whether more dwellings could be accommodated on the sites than originally assumed.

It is likely that the potential for higher densities of existing housing allocations will be limited, if any, as only one allocated site of 10 dwellings remains to be built out.

10) Land allocated in Plans for Employment Uses

Paragraph 42 of PPG3 states that land allocated for employment uses that is unlikely to be taken up during the plan period in the quantities envisaged is a wasted resource and should therefore be considered for other uses, such as housing.

This category also includes existing primarily business areas (as designated by Policy E2 of the adopted Blaby Local Plan) and any brownfield employment allocations, as defined in the Local Plan. This potentially useful source of land has been identified through survey.

11) Vacant Land not Previously Developed

Often identified as 'white land', it comprises areas that are not protected or allocated in any way, but which do not form playing fields, allotments, parks etc within urban areas. 'Tapping the Potential' states that 57% of all the vacant land identified in the 1990 Vacant Land Survey falls under this category. This is a useful source of capacity and has been identified through survey.

All housing capacity estimations were necessarily, however, based on assumptions about development density, parking standards, future development patterns etc. The assessment of housing capacity relates to general needs housing, and does not provide for the development for hostels, sheltered housing, nursing homes etc.

iii) Stakeholder Consultations

- 2.6 Before the identification of sites was undertaken, letters inviting potential sites within the identified settlements were posted to potential landholders and parties likely to have vested interests, including developers, utility companies, the Environment Agency and Leicestershire County Council.
- 2.7 Sites identified through this source were then considered for inclusion in the study where appropriate.

iv) Information Gathering

2.8 To be able to undertake an UCS, information is required from a number of sources. Blaby District Council provided Ordnance Survey maps, whilst their computer database was used to identify constraints on the sites. Flooding information was obtained from the Environment Agency. Moore and York provided expert advice regarding marketability and the likelihood of sites coming forward. Highway comments on each site were obtained from the Highway Department of Leicestershire County Council.

v) Programme of Work

1. Desktop survey of settlements
2. Site visits
3. Analysis of sites, including identification of constraints
4. Acquisition of Highway and Development Control comments
5. Acquisition of anticipated marketability analysis and likelihood of coming forward
6. Establishment of yields and predicted dwelling numbers to 2016.

3.0 Surveying Capacity

3.1 The eleven potential capacity sources are outlined above. Having established a methodology for capacity sources it is necessary to analyse each of these individual sources.

3.2 This involves identifying and quantifying the amount of land and buildings within the limits to development that could potentially be used for residential development. Sites of either ten dwellings or less, or less than 0.3 ha. in size, will be considered as part of a small site allowance derived from residential land availability from the District Council. It is important to ensure that sites are not double counted.

3.3 This information collated for each site has been recorded on pro formas, which were devised and agreed in conjunction with Blaby District Council. Completed pro formas for the sites included in this study can be found in appendix 1.

3.4 Categories 2, 4, 5, 6, 7, 8, 10 and 11 have been identified, either wholly or in part, by survey carried out in May to July 2005. This information was obtained by visiting each settlement identified and undertaking thorough survey work in order to identify any potential opportunities. In addition, the process will be informed by:

- Discussions with the District Council (in particular Development Control and Policy Officers).
- Looking at plans.
- Looking at planning history files.
- Looking at housing land availability reports.
- Looking at unallocated employment and other sites in the Local Plan.
- Considering housing sites rejected through the Local Plan process and previous Urban Capacity surveys carried out by Blaby District Council.
- Sites identified and put forward by major landowners, developers and stakeholders.

3.5 The information collated from the numerous sources was considered and any constraints that were identified have been taken into account. This has resulted in two areas of existing housing being excluded from the study: Kirby Fields and Cosby Cottages Estate due to the special residential character that exists from low densities. Land that is designated in the adopted Local Plan for Primarily Employment, Public Open Space, recreation use and allotments have also been excluded.

4.0 Assessing Yield

Density Multiplier

- 4.1 Through the use of density multipliers, gross to net ratios for different size sites, and yardsticks in assessing windfalls based on specific capacity sources, the number of units that could be accommodated on each of the sites and in each of the buildings was identified.
- 4.2 The Leicestershire, Leicester and Rutland Structure Plan (Housing Policy 5) sets out minimum densities to be applied in a hierarchy of locations. Accordingly, the following approach to minimum densities has been applied to sites of 0.3 ha. and larger, unless material considerations dictate otherwise, based on the settlement categories above:

Within Braunstone, Glen Parva, Glenfield, Kirby Muxloe,
Leicester Forest East, the town centre of Blaby, local centres
and other locations well served by public transport and
accessible to
services

40 dwellings per ha.

Other locations, including Blaby, Cosby,
Countesthorpe, Croft, Elmsthorpe, Enderby,
Enderby St Johns, Huncote, Kilby, Littlethorpe,
Narborough, Sapcote, Stoney Stanton,
Sharnford and Whetstone

30 dwellings per ha.

5.0 Discounting

- 5.1 It is accepted that not all of the sites identified will realistically come forward for residential development. Neither will the yield calculated be realised in its entirety. In order to take account of constraints to development, the 'unconstrained' capacity identified requires discounting.

- 5.2 Highway issues can have a significant impact with regards to the developability of sites. For this reason, a series of meetings were held with representatives from Leicestershire County Council Highway Department, Blaby District Council and Landmark Planning to discuss any potentially significant problems.
- 5.3 The Good Practice Guide categorises the caveats as follows:

Local character

The study takes account of local character. For example, well-treed landscapes have been respected. It is recognised that Conservation Areas are areas of special character, although this does not necessarily affect the density to which housing can be built within them. Consequently, sites identified in the UCS, which are located within Conservation Areas, have the density proposals outlined in Section 4. If previous relevant planning decisions give a contrary indication this will be taken into account.

Planning standards

Planning standards can affect capacity in numerous ways, such as through the application of parking standards, overlooking distance and ceilings on densities. It is important that the discounting process is not driven by out of date inflexible standards.

In defining appropriate standards against which sites can be considered, it is important that whatever approach is taken, these must then be applied consistently to all sites.

An integral part of the discounting process is to assess the potential for sites to come forward within the period up to 2016.

This assessment has been undertaken using a Discounting Matrix, as suggested in Table 3, Page 33, 'Tapping the Potential', where the unconstrained yield is applied as a percentage likelihood of coming forward. Thus where a site had an unconstrained yield of 20 units, if it were considered that the site had a 50% chance of being developed for housing then this site would have a constrained yield of 10 dwellings. The constrained

yield on all the individual sites can then derive the total number of dwellings likely to come forward within the given period.

i) Gross to Net Multiplier

5.4 The Good Practice Guide urges caution in the application of density multipliers, as the density to which a site can be developed will depend on its size, configuration and the need for supporting facilities. It suggests a way forward is to take account of different sizes of site in broad bands with corresponding gross to net density ratios, providing the following discounting:

- Up to 0.4 ha. 100% gross to net ratio
- Up to 0.4-2 ha. 75-90% gross to net ratio
- Over 2 ha. 50-75% gross to net ratio

5.5 In the interests of providing a set of figures which can be utilised to provide predictions for the housing supply to the District until 2016, the mid-point of these gross to net figures have been used in this study, namely:

- Up to 0.4 ha. 100% gross to net ratio
- Up to 0.4-2 ha. 82.5% gross to net ratio
- Over 2 ha. 62.5% gross to net ratio

ii) Constrained Yield

5.6 There are numerous factors that can affect the number of dwellings that can be feasibly accommodated on a site. Taking these constraints into account, further discounting is applied to the figures where it is necessary. Further discounting potential needs to be applied to sites which have Tree Preservation Orders, encroachment into the floodplain, have highway constraints, existing buildings need to be retained, and where listed buildings are in close proximity. Discounting any previous permissions that can still be implemented also need to be taken into consideration.

iii) 'Developability'/'Marketability'

- 5.7 The distribution and size of the settlements within Blaby District Council provide a number of suburban locations that have proved popular with developers and house buyers.
- 5.8 The housing market fluctuates as it is dependant upon the wider economy. However, in recent years it has remained relatively consistent for all types of housing including small terraced, speculatively built semis and detached, bungalows and larger one off properties.
- 5.9 There is consistent and significant developer interest in the District in available sites with potential or with planning.
- 5.10 Sites need to be graded into levels of demand. The Good Practice Guide refers to a number of studies which divide sites into three grades: likely to come forward; will come forward with help; and, never likely to come forward. The method adopted in this study uses a variant of this as sites considered never likely to come forward have been rejected from the study. Each site has been analysed using detailed market expertise to predict the likelihood of the site coming forward in the period to 2016, based on the following categorisation:
- Low: 10 – 30%
 - Medium: 40 – 60%
 - High: 70 –100%
- 5.11 Assessments of market viability should reflect the likely impact of the sequential approach adopted in PPG3, and therefore historic performance is unlikely to be reliable.

iv) Rejected Sites

- 5.12 The initial desktop study and subsequent site visits identified a large number of possible Urban Capacity sites within the District. Further analysis of these sites resulted in numerous Urban Capacity sites being discarded for a variety of reasons. These reasons

include that the site is not likely to come forward in the required timescale; the site is not suitable for development due to a constraint such as flooding or lack of access; the site is designated as formal open space; the site is still operational; and, proximity, to a significant noise/pollutant generating use.

5.13 Appendix 2 highlights the sites that were rejected from the study.

6.0 Presentation of Results

6.1 Pro formas were created to collate the information for each site, identifying the analysis and constraints for each site under a number of headings. These pro forma, along with a site location map for each site included in the study, are contained in Appendix 1.

6.2 A detailed site assessment is given below for the 73 sites identified in this UCS.

i) Site Analysis

Blaby

BLA001 – 4 and 6 Enderby Road

The site has an unconstrained yield of 15 dwellings. The site comprises the curtilage of two substantial properties fronting Enderby Road. Individual and group Tree Preservation Orders have been placed on a number of trees within the site. Access would be possible off Enderby Road, by the creation of a staggered junction. There are likely to be concerns about the impact of the demolition of the two dwellings on site on the appearance and character of the street scene. The shape of the site, combined with the TPOs on the site restricts the likely development potential to 7 dwellings. Development of this site would require the demolition of the two existing large properties, and hence the potential for development is 10%.

BLA002 – Land adjacent to and rear of 24 Leicester Road

This site has an unconstrained yield of 21 dwellings. The site comprises a paddock and is virtually landlocked, with a number of uses adjacent to the site, including offices, leisure

facilities and residential. Access to the adjacent office is taken along a narrow track from Leicester Road, which would be difficult to widen without the demolition of a pair of dwellings. To provide suitable access off New Street, a pair of dwellings would also need to be demolished. Development of this site may cause some concerns for amenities of future residents. Provided that access to the site can be obtained, the likelihood of this site being developed within the timeframe considered is 50%.

BLA003 – Land rear of 97A-157 Grove Road & 79-103 Lutterworth Road

The unconstrained yield for this site is 28 dwellings. The site comprises rear gardens to a substantial number of houses. The site is currently landlocked, with residential dwellings on all sides. Potentially access can be obtained from Grove Road, with demolition of a property. The number of owners greatly reduces the likelihood of this site being developed. In order to make the development of this site viable, a number of rear gardens need to be developed, hence the potential of this site coming forward is 10%.

BLA004 – Land between 9 and 11 The Crescent/Land rear of 85-123 Welford Road

This site has an unconstrained yield of 16 dwellings. It comprises the rear gardens of a number of properties fronting Welford Road, a small area of open grassland and a car park on The Crescent. A footpath dissects the site, running southwest to northeast. Access could be taken off The Crescent, however any scheme would need to incorporate the loss of parking facilities that would occur as a result of gaining access to the potential development. There are likely to be amenity concerns in the development of this site due to the proximity of existing dwellings, which will be likely to restrict its developability. Access to the site may need to be gained across 'common land'. The anticipated likelihood of this site being developed is 30%.

BLA005 – Land rear of 24A-70 Welford Road

The site has an unconstrained yield of 34 dwellings. A number of large rear gardens form this site. A number of trees are subject to Tree Preservation Orders, with most of these trees fronting Welford Road. A primary school is located immediately to the east, which may present issues on noise during the daytime. There is currently no access to the site, however access would be possible from Hospital Lane if a strip of land is obtained from the school, or from Welford Road if a dwelling is demolished. The substantial width of this site provides a

good opportunity for comprehensive development, although the number of landowners involved reduces the potential for development to 30%.

Braunstone

BRA001 – Land off Lubbesthorpe Way

The site has potential for an unconstrained capacity of 15 dwellings. The site comprises a small area of land adjacent to Lubbesthorpe Way. The proximity of the site to Lubbesthorpe Way may entail that there would be issues over noise and air quality. There is currently no access to the site. Access is only feasible from Westover Road, which would require the demolition of a dwelling, as well as improvements to the visibility of the junction of this road to Braunstone Lane. The constraints associated with this site mean that there is only a 20% chance of it being developed.

BRA002 – Land rear of 2-28 Dunstall Avenue

The unconstrained yield for this site is 16 dwellings. The site contains a number of rear gardens to properties fronting Dunstall Avenue. The site is currently landlocked by dwellings. Access would be possible from either Hardie Crescent, Dunstall Avenue or Westover Road, although alteration to the junction of the appropriate road with Braunstone Lane would be required. There is only a 10% chance of this site being developed.

BRA003 – Land rear of 2-40 Shakespeare Drive/1-49 Shottery Avenue/178-196 Braunstone Lane

The unconstrained yield for this site is 37 dwellings. The site contains a substantial number of rear gardens. The site is surrounded by residential properties. Direct access would be possible onto Arden Avenue. However, this access is substandard. Suitable access can only be obtained from Shottery Avenue to the south, which would require the demolition of a dwelling. Given the different number of owners and the requirement of demolition to provide access, there is only a 10% chance that this site will be developed.

BRA004 – Land rear of 128-168 Braunstone Lane/2-10 Arden Avenue/2-4 Stratford Road

This site has an unconstrained yield of 28 dwellings. The site comprises a substantial number of rear gardens. There is no direct access to the site at present, however access would be possible from Stratford Road. This would involve the demolition of an existing property. Improvements may also be required with the junction of Arden Avenue. The proximity of existing dwellings on all sides of this site will restrict its developability, to enable adequate space between dwellings. This, combined with the multiple ownership issue, limits this site's developability to 10%.

BRA005 – Land rear of 22-52 Braunstone Lane/19-57 Braunstone Close

There is an unconstrained yield of 22 for this site. The site consists of rear gardens to properties fronting Braunstone Lane and Braunstone Close. The site is completely landlocked at present, and consequently the demolition of a dwelling would be required to create a point of access, onto Braunstone Close. Minor improvements at a major junction on Narborough Road South may be required. The issue of multiple ownership and the requirement to demolish a dwelling to provide access to this site limits the developability of this site to 10%.

Cosby

COS001 – Land to rear of 19-61 Croft Road

This site has an unconstrained capacity of 42 dwellings. The site comprises land to the rear of a number of dwellings, one of which is used for a medium sized car repair business. The site has an access track to the north of the site, which is designated as a public footpath. To provide vehicular access to the site, a dwelling fronting Croft Road would need to be demolished. The land on which the established small back street business would need to be incorporated into any comprehensive development of this area of rear land, and it is considered that the potential assets of the whole site are greater than this one employment use. The anticipated potential for development is considered to be 30%.

COS002 – Land to rear of Park Road

The site has an unconstrained capacity of 11 dwellings. A number of rear gardens form this site, which is predominantly surrounded by residential development, although some employment uses border the site to the north and southeast, which could present issues with regards to noise. The site could potentially be accessed off Bradbury Close, although this would require acquisition of the small set of garages to the east of the site. Access would also be possible from Park Road to the west, although the demolition of a dwelling would be necessary to achieve this. The issues over access to the site and the numerous owners of the site result in a 20% chance of this site being developed.

COS003 – The Ridges, Main Street

There is an unconstrained capacity of 18 dwellings on this site. The site contains a modern dormer style house occupying a large site, which is accessed close to the bridge over the stream in Main Street. The land fronting Main Street lies within the Cosby Conservation Area. The location of the current access is unsuitable for multiple dwellings. However, access could be taken from Walnut Leys, Cambrian Close or Arnold Close, with demolition of a dwelling. The value of the existing dwelling reduces the potential of this site for redevelopment to 40%.

COS004 – The Mount, Cambridge Road

An unconstrained yield of 14 dwellings is possible on this site. The site comprises a large house and its curtilage. The property is located in the centre of the site, surrounded by residential estates. A Tree Preservation Order covers the entire site, which will limit its developability to approximately 10 dwellings. It would be possible to provide access via the existing entrance, if additional land is utilised to improve visibility. Given the current value of the existing property, and the presence of Tree Preservation Orders, the likelihood of this site being developed is 50%.

Countesthorpe

COU001 – Land rear of 44-80 Cosby Road

This site has an unconstrained yield of 30 dwellings. The site contains rear gardens to a number of properties fronting Cosby Road and two dwellings positioned behind these properties. The two dwellings set back from Cosby Road are accessed via a wide strip of land, which is capable of being developed to provide access to the site. The ownership of this access road is unknown and development of the site could be subject to ransom strip. There is a 30% chance that this site will be developed, once the number of freeholders is taken into account, along with the requirement to demolish two dwellings.

COU002 – Land rear of 17-49 Willoughby Road

The site has an unconstrained capacity of 44 dwellings. It comprises the rear gardens to relatively substantial properties fronting onto Willoughby Road. The site is in multiple ownership, and has an access track that leads to the countryside beyond. The southern half of this site is located within a hazard consultation zone due to a British Gas pipeline. Access would ideally be along the disused railway track to the north of the site, through widening of the bridge, which would avoid the demolition of a dwelling. However, realistically the site would most likely be accessed via Willoughby Road with demolition of a dwelling. The railway line is also designated in the adopted Local Plan as a proposed recreational route. The number of owners involved in creating this site reduces its capability of being developed to 20%.

COU003 – Land rear of 11-39 Cosby Road/2-34 Linden Avenue/Westfield Avenue

An unconstrained capacity of 15 dwellings is possible on this site. The site contains gardens to the rear of properties fronting onto Cosby Road, Linden Avenue and Westfield Avenue. There are a significant number of owners of the land that forms this site, which would make it difficult to assemble a comprehensive parcel for development. It would be possible to access the site off Linden Avenue or Westfield Avenue, although demolition of a dwelling would be required. Development of this site would likely raise amenity concerns due to the proximity of a large number of residential properties and their gardens.

COU004 – Land to rear of 3-39 Linden Avenue/31A-73 Winchester Road

The site has an unconstrained yield of 59 dwellings. This substantial L shaped parcel of land is in multiple ownership and includes a substantial number of rear gardens. Access to the site would be achievable from both Leysland Avenue and Linden Avenue, but would require a number of front gardens to achieve the required visibility splays. Issues on the back to back distances between dwellings and the number of owners involved reduce the potential of this sites development to 10%.

COU005 – Land rear of 10-16 Cosby Road

An unconstrained yield of 16 dwellings is possible on this site. The site contains rear garden land to four properties fronting Cosby Road, an open parcel of land fronting Cosby Road and one property on Stonecroft. The land fronting Cosby Road is undeveloped and contains a number of trees. Access is possible onto Stonecroft with the demolition of a property. The limitation of access to this site from only one possible point, which requires the demolition of a dwelling limits the potential for development to 20%.

COU006 – Land at 10 Willoughby Road/Dismantled Railway

This site has an unconstrained yield of 21 dwellings. The site contains an area of private space and one large property in substantial grounds adjacent to the cuttings of a dismantled railway line which lie to the north of the site. The cutting contains a number of mature trees. The area of private space has been subject to a number of planning approvals in recent years for residential dwellings. A Tree Preservation Order covers 10 Willoughby Road, but despite some large trees (particularly on site boundaries) this would not unduly hinder the development of the site or the required density, which is underlined

by the various residential approvals that have been granted on this site. Access to the site is possible from Willoughby Road. The site has 40% potential to be developed.

COU007 – Land rear of 89-105 Station Road

The site has an unconstrained yield of 14 dwellings. The site contains rear gardens to a number of properties fronting Station Road, plus a vacant parcel of land, which currently contains a small utility building. The predominant surrounding land use is residential although there are some elements of community facilities and retail uses. Immediately east of the site there is a vehicle repair garage. It is possible to access the site from Gwendoline Drive, subject to the relocation of the utility building. There is a 40% chance of this site coming forward for development given that there is direct access.

COU008 – Land rear of 61-83 Station Road/18-22 & 38 Springwell Drive/9 Springwell Close

The site has an unconstrained yield of 14 dwellings. Rear gardens of a number of properties fronting Station Road make up this site, which borders a car repair garage to the west and community facilities to the east. The predominant surrounding land use is residential. Access to the site is possible off Station Road if a dwelling is demolished. Given the depth of the site, and the limited number of landowners involved, there is a 40% chance that this site will come forward for development.

COU009 – Land rear of 104-118 Station Road/23-25 Waterloo Crescent

There is an unconstrained yield of 14 dwellings on this site. The site consists of land at the rear of properties that front Station Road, plus 23 and 25 Waterloo Crescent. The site is currently landlocked by existing dwellings. The only feasible point of access is from Waterloo Crescent, which would involve the demolition of a pair of dwellings. The number of new dwellings from Waterloo Crescent, in terms of highway capacity, is restricted to 48. Given the requirement for two dwellings to be demolished to gain access, development of this site is only economically viable if developed comprehensively, which reduces the potential of development to 10%.

COU010 – Land rear of 52-60 Station Road/Bassett Avenue

This site has an unconstrained yield of 11 dwellings. The site contains rear gardens to 5 properties fronting Station Road and a small garage complex, which is accessed off

Bassett Avenue. The garages serve the residential dwellings on Bassett Avenue and are in a poor state of repair and appear to be underused. The garages are in multiple ownership. Access to the site cannot be taken from Station Road, although widening of the current track to the garages is possible. Widening of this track may involve the demolition of the adjoining property. There is a 20% chance that this site will come forward, given the requirement to accommodate parking space for any loss of garages and multiple ownership.

COU011 – Land rear of 34-40 Station Road

An unconstrained yield of 10 dwellings exists on this site. The site contains rear gardens of predominantly detached properties fronting Station Road. The site is currently landlocked by residential development on three sides and a bowling green on the fourth. Access is not possible off Station Road, but would be possible between numbers 7 and 9 Hallcroft Avenue. The number of additional properties accessing from Hallcroft Avenue on this site for highway reasons is limited to 6. The likelihood of this site being developed is 40%, given the potential for access without demolition and the limited number of landowners involved.

COU012 – Land between Hallcroft Avenue and Main Street

There is an unconstrained yield of 12 dwellings on this site. The site comprises a rear garden, which is characterised by a number of mature trees. The site is located within a conservation area, and is adjacent to a listed building. It may be possible to access the site from Hallcroft Avenue between numbers 22 and 24, although additional land will be required to achieve visibility splays. Due to the existing numbers of dwellings accessed off Hallcroft Avenue, there is a limit of 6 additional dwellings imposed on this site for highway reasons. There is a 40% chance of this site being developed, given the potential for direct vehicular access and that the majority of the site appears to be a single land unit.

Enderby

END001 – Land rear of 1-19 Street/1-29 Holyoake Street

There is an unconstrained yield of 10 dwellings for this site. This small site is formed by rear gardens of numerous properties fronting Federation Street, Holyoake Street and Equity Road. Access onto Shortridge Lane cannot be achieved due to the spacing of the

existing junctions. Equity Road is unadopted. Therefore, to achieve access to this site, a dwelling would need to be demolished, to provide access onto either Federation Street or Hollyoake Street. The width of the site only allows linear development which, given the number of landowners involved, results in a 10% chance of the site being developed.

END002 – Land rear of 10-22 Hall Walk/6-20 Conery Lane

The unconstrained yield for this site is 20 dwellings. The site contains rear gardens of properties fronting Hall Walk and Conery Lane. A footpath runs diagonally across the site. The site is surrounded by residential properties, with a community hall to the east. The gardens fronting Hall Walk are located within a conservation area. Access to the site may be difficult as it is unlikely that the required visibility splays can be achieved on to Hall Walk. Given the difficulties of access and the potential impact on any development on the adjacent conservation area, it is anticipated that this site has a 10% likelihood of being developed.

Enderby St Johns

ESJ001 – Land off St Johns Road

There is an unconstrained yield of 114 dwellings on this site. This large site comprises a number of buildings used for a mix of employment uses, with a small number of dwellings incorporated. The site is surrounded by a mix of uses, with a garden centre to the north, residential to the south and open countryside to the east and west. The site also includes a number of mature trees, which are not protected. There is a scheduled ancient monument located to the east of the site. A public footpath runs east to west across the centre of the site. The site fronts onto St Johns, a busy dual carriageway, which creates audible noise. This road has high speeds and access and egress can only be obtained on one carriageway. Highway comments suggest that the road is close to capacity and that additional housing cannot increase the number of movements beyond that which currently occurs to the site. A transport assessment would likely be required on this site. It is likely that at least part of this site will come forward for development, and with highway improvements could accommodate approximately 50 additional dwellings. There is a 50% chance that at least part of this site will come forward, given the number of uses on the site and the highway constraints that are likely to be imposed.

Glen Parva

GPA001 – Land rear of 167-201 Little Glen Road/5-47 Richmond Drive

The site has an unconstrained yield of 32 dwellings. This reasonably sized site is formed by rear gardens of properties on Little Glen Road and Richmond Drive and is completely landlocked. Access to this site is only possible off Richmond Drive, which would involve the demolition of a pair of dwellings. Given the substantial number of rear gardens that are combined to create this site, there is only a 10% chance that this site will come forward.

GPA002 – Land rear of 2-44 Richmond Avenue

This site has an unconstrained yield of 22 dwellings. The site contains rear gardens to a number of properties and the inclusion of 4 properties at the end of Richmond Avenue. The site extends to York Close, although access cannot be gained at this point, due to the positioning of established junctions. Access to the site would need to be taken off the existing end of Windsor Avenue, which would require the demolition of four properties. There is only a 10% chance that this site will be developed, given the number of landowners involved and the requirement to demolish four properties to gain access.

GPA003 – Land rear of 108-112 Leicester Road/1-17 Glenville Avenue

The unconstrained yield for this site is 28 dwellings. This moderately sized site comprises the rear gardens of several properties. Access to the site is possible either from Glenville Avenue or possibly Court Road. To access the site from Glenville Avenue, a dwelling would need to be demolished, while access off Court Road may be acceptable with improvements to the highway. Given the number of landowners involved and the requirement to demolish a dwelling to gain access, there is only a 20% chance that this site will come forward.

GPA004 – Glenhills Sports and Social Club, Court Road

This site has an unconstrained yield of 13 dwellings. The site includes tennis courts and a small clubhouse. The site is no longer in use. The site is enclosed by roads on all sides. It is possible that access can be gained to this site from any of the adjoining roads. Since frontage development is possible on all sides of the site, there is a 90% chance of this site

being developed provided that it can be demonstrated that there is no further requirement for the facility or alternative provision is found (see Policy L2 of the Adopted Local Plan).

GPA005 – Land rear of 18-46 Glenville Avenue/7-9 Cork Lane

There is an unconstrained capacity of 25 dwellings for this site. This is a moderately sized site, formed by numerous rear gardens to properties fronting Glenville Avenue. It is potentially affected by contamination and noise from the adjacent industrial buildings to the south. Access to the site is possible from Glenville Avenue, either across land currently occupied by garages, or by the demolition of a dwelling. The narrow shape of the site and number of owners greatly reduces the development potential of this site to 10%.

GPA006 – Land rear of 2A-24 Glen Rise

This site has an unconstrained yield of 22 dwellings. The site is formed by a number of rear gardens and is completely landlocked. The site has no access at present, but this could be achieved from Glen Rise if a dwelling is demolished. Since there is no access to the site without demolition and the fact that only linear development can be created on the site, the chance of development is 10%.

GPA007 – Land rear of 5-23 Glen Rise

The site has an unconstrained yield of 20 dwellings. The site comprises rear gardens to a number of properties fronting Glen Rise. It is dissected by a bridleway, which leads westwards to the fields adjacent to the site. Although there is no access at present to the site, it would be possible to access the site from Glen Road, potentially along the existing bridleway. The presence of access to the site and the limited number of landowners presents a 50% chance of this site coming forward.

GPA008 – Land rear of 150-178 Leicester Road/1-19 Dorothy Avenue

This reasonably large site has an unconstrained yield of 55 dwellings. It contains a number of long rear gardens of properties fronting Leicester Road, as well as rear gardens to properties fronting Dorothy Avenue. This site is currently landlocked by existing residential development. Access is possible from Dorothy Avenue, either adjacent to no. 1, or further along the road, if a dwelling is removed. The width of the site and the potential for access without the requirement for demolition results in a 20%

likelihood of this site being developed once the number of rear gardens involved is considered.

GPA009 – Land rear of 125-167 Leicester Road

An unconstrained yield of 66 dwellings exists for this site. A number of large rear gardens form this site. The site is currently landlocked by residential dwellings and an area of open space. Access would not be acceptable off Leicester Road, and instead would need to be taken from Ambleside Drive. This would involve the demolition of at least two properties in order to achieve the necessary sight lines. It is considered that there is a 10% chance that this site will be developed due to the number of landowners involved.

GPA010 – Land rear of 1-67 Grange Drive/2-10, 24 & 36 Hillsborough Road/ 75-79 Leicester Road

This site has an unconstrained yield of 45 dwellings. The site is long, and narrow and encompasses numerous rear gardens. It is surrounded by residential development, with a small complex of local shops to the northwest. Access to the site is possible from Hillsborough Road to the southwest corner of the site. Access could also be taken from Grange Drive to the north, although this would involve the demolition of a property. The number of rear gardens involved and the narrowness of the site results in only a 10% chance of this site being developed.

GPA011 – Land rear of 55B-73 Leicester Road/1A-5 Hillsborough Road

The site has an unconstrained yield of 33 dwellings. It is formed from the rear gardens to several properties. The site has an access track leading to two backland dwellings adjoining the site. This track is substandard and would not be acceptable as an access for multiple dwellings. Access would be possible off Hillsborough Road to the north, across rear gardens. There is a 20% chance that this site will be come forward.

GPA012 – Land rear of 29-41 The Bridle

This small site has an unconstrained yield of 14 dwellings. The site is formed by the rear gardens of several properties. The site is presently landlocked. Access is possible off The Bridle if a property is demolished. Due to the requirement of demolishing a dwelling to enable development on this site, combined with multiple ownership, it is anticipated that there is a 20% chance of this site being developed.

GPA013 – Former County Arms

This site has an unconstrained yield of 21 dwellings. The site comprises a vacant 1930's style public house and a substantial car park. Access to the site is possible from the B582, Little Glen Road, at the furthest distance from the traffic signals. Given the vacant nature of the site, its location in a primarily residential area and the unobstructed access to the highway network, it is considered that there is an 80% chance of the site being developed in the next 10 years.

Glenfield

GLE001 – Land rear of 44A-66 Liberty Road

This substantial site has an unconstrained yield of 44 dwellings. The site is formed by rear gardens to a number of properties. Access to the site is possible off either Bringhurst Road or Liberty Road. Given the potential for access to the site and the limited number of owners considering the size of the site, there is a 40% chance of this site coming forward.

GLE002 – Rear of 2A-52 Sports Road

A substantial site that has an unconstrained yield of 72 dwellings. Rear gardens to a number of properties fronting Sports Road form this site. The site is currently landlocked. Access should be possible between numbers 40 and 42 Sports Road. There is a 20% chance of this site being developed due to the tapering of the site to the south and the number of owners involved.

GLE003 – Land to rear of 84-92 Sports Road

The site has an unconstrained yield of 17 dwellings. This site is formed by the rear gardens of five properties fronting Sports Road. Access to the site should be acceptable from the end of Olympic Close, provided that improvements are made on the bends to improve visibility. The inclusion of this site to extend an existing infill development, coupled with the limited number of landowners provides a 50% chance of this site being developed.

GLE004 – Land rear of 39-47 Triumph Road/10-22 Treaty Road/35-55 Liberty Road/50-58 Tournament Road

This site has an unconstrained yield of 48 dwellings. This sizeable parcel of land is currently a number of rear gardens to residential properties. The site also includes the curtilage of 43 Triumph Road. Access to the site is possible providing that No. 43 is demolished. General improvements to Triumph Road would need to be carried out to ensure acceptable access to any future development. The high number of landowners involved in this backland development greatly reduces the likelihood of the site coming forward to 10%.

GLE005 – Land rear of 116-128 Dominion Road/49-59 Sports Road/5-11 Liberty Road

This site has an unconstrained yield of 34 dwellings. The site comprises the rear gardens of a number of properties. Permission was granted in 2003 for frontage development on Dominion Road, but this is yet to be implemented. This would provide access to the site, which with general improvements to Dominion Road, is acceptable. There is a Tree Preservation Order on one tree at the entrance to the potential access point. The outstanding permission highlights the high potential for access to be obtained to provide a more comprehensive development to be undertaken, provided there is interest from the adjoining landowners, giving a 50% chance of this site being developed.

GLE006 – Land rear of 3-23 Triumph Road

There is an unconstrained yield of 27 dwellings on this site. This parcel of land comprises rear gardens of a number of properties fronting Triumph Road. Permission has been granted for outline residential development on land to the rear of 21-23 Triumph Road in 2000 and 2003. Access to the site may be possible by extending Treasure Close, or by demolition of a dwelling fronting Triumph Road. The number of landowners involved, coupled with the tapering of the site limiting construction to linear development reduces the likelihood of this site coming forward to 10%.

GLE0007 – Land rear of 43-79 Leicester Road/4-32A Fairfield Crescent/4-10 Faire Road

This substantial site has an unconstrained yield of 48 dwellings. The site comprises rear gardens of numerous properties, so that the site is completely landlocked. Tree

Preservation Orders have been placed on three trees within the curtilage of 32A Fairfield Crescent, although this affects only a small proportion of the site, there should therefore not influence the overall density to which the site can be developed. Access would not be acceptable off Leicester Road, but is possible from Fairfield Crescent. This would involve the demolition of a dwelling and the incorporation of a number of front gardens to achieve the required sight lines. The lack of access at present and the number of rear gardens involved in forming this site reduces the probability of this site being developed to 10%.

Huncote

HUN001 – High Views, Narborough Road/3-31 Duncan Avenue

The site has an unconstrained yield of 14 dwellings. The site comprises a number of rear gardens and the entire curtilage of High Views, a large detached house on Narborough Road. This substantial house is well hidden from the road behind a stone wall and mature tree and hedge screen. Access to High Views is currently from Forest Road. Use of this as an entrance to a large development would not be suitable due to its location on a complex junction, although access may be possible directly onto Narborough Road. High Views is an attractive rendered and slate built house which may have substantial value notwithstanding the only average position which could make demolition and redevelopment economically unviable, limiting the potential for development to 20%.

Kirby Muxloe

KMU001 – Land Rear of 1-33 Station Road

This long site has an unconstrained yield of 28 dwellings. The site comprises a substantial number of rear gardens of properties fronting Station Road. These are predominantly large detached properties. Highway comments state that access could not be taken off Gullet Lane for this development, and that substantial visibility issues would arise if taken off Princess Drive. Access would be possible off Station Road although this would require the demolition of a dwelling, and the additional use of front gardens to achieve the required visibility. The limited width of the site and the number of landowners involved limits the potential for this site being developed to just 10%.

KMU002 – Land rear of 14-52 Station Road

The site has an unconstrained yield of 24 dwellings. The site is formed by land to the rear of a number of residential properties. The area is predominantly residential, with a sports ground and other recreational amenities to the northeast. To provide access to the site, at least one dwelling would need to be demolished. The site is likely to have a low development potential of 10% due to the large number of ownerships involved for a relatively small piece of land.

KMU003 – Land rear of 47-57 Barwell Road/1-9 The Croft

The unconstrained yield of this small site is 13 dwellings. The site contains the rear gardens of properties fronting onto Barwell Road and The Croft. It adjoins a primary school and sports ground so there could be some potential minor daytime noise disturbance. The site can be accessed off Court Close. Highway restraints limit the number of properties possible on this site to 26. Access is possible directly from Court Close but it is a relatively small site and a number of ownerships are involved, which will limit its developability to 30%.

KMU004 – Land rear of Vicarage Close

This site has an unconstrained yield of 20 dwellings. The site comprises a substantial residential property. There are residential properties to the south and east of the site, sports facilities to the west and an area of open space to the north. Noise from these adjacent sports facilities could affect the site. The highway engineer's comments state that access could only be taken onto Vicarage Close, although this would require the demolition of a dwelling. A maximum of 12 dwellings could be constructed in terms of highway capacity. The OS sheet is inaccurate in that a property has been built to the top of Vicarage Close and the track way to the west of Vicarage Close which could possibly provide access has been closed and extinguished. If the site is in a limited number of ownerships then it would have a 30% development potential.

Leicester Forest East**LFE001 – Land rear of 16-44 Forest Rise/15-45 Kirby Lane**

This sizable site has an unconstrained yield of 44 dwellings. The site contains a large number of rear gardens. This site is currently landlocked, with residential dwellings

surrounding the majority of the site, and a public house and hotel to the south. Forest Rise is an unadopted road to the south of the site that would not be suitable for access to this site. Access could be taken off Kirby Lane, although a transport assessment would be required. A house would need to be demolished to create access. The number of landowners involved, coupled with the requirement of demolition for an access, limits this sites developability to 10%.

LFE002 – Land rear of 8-32 Kirby Lane

The site has an unconstrained capacity of 22 dwellings. This parcel of land consists of a number of adjoining rear gardens and is currently landlocked. A number of large evergreen trees are present on site. The site is likely to be affected by noise and vibrations from the adjacent railway line. Access to the site would be possible from either Kirby Lane or off Beechwood Avenue, although both would involve the demolition of a dwelling. A transport assessment would be required for any development scheme. The number of landowners involved in creating this site, combined with the current lack of access limits the developability of this site to 10%.

LFE003 – Land rear of 128-144 Hinckley Road/44-62 Acres Road/19 Kings Drive

This site has an unconstrained yield of 26 dwellings. The site consists of rear gardens to a number of properties fronting Acres Road and Hinckley Road, plus two houses and their associated curtilage at the end of the cul-de-sac Acres Road. The site is surrounded predominantly by residential dwellings, although there is a small cluster of shops to the northwest of the site. Access to the site off Hinckley Road would not be permitted, but potentially access can be taken from either the end of Acres Road or from Kings Drive. Both of these access points would require the demolition of two dwellings. Given the necessity for demolition to provide access, combined with the number of rear gardens incorporated to form this site, there is only a 10% chance of this site being developed.

LFE004 – Land rear of 152-158 Hinckley Road/34-42 Acres Road

The unconstrained yield for this site is 20 dwellings. The site comprises rear gardens to eight properties fronting Hinckley Road and Acres Road. The site is currently landlocked. Access cannot be obtained from Hinckley Road or from Regents Walk, with the latter being substandard for a development of this scale. Access would be possible off Acres

Road, although this would involve the demolition of dwellings, which coupled with the number of landowners involved, limits the likelihood of this site being developed to 10%.

LFE005 – Land rear of 11-19, 27-43 Acres Road/5-33 Queens Drive

An unconstrained yield of 23 dwellings is possible on this site. The site is formed by a substantial number of rear gardens. It is currently landlocked, and access can only be achieved by demolishing a dwelling. Suitable access to the site can be achieved from Queens Drive. The number of landowners involved, coupled with the unusual shape of the site and the current lack of access limits the developability of this land to 10%.

LFE006 – Land rear of 3-23 Barry Drive

There is an unconstrained yield of 36 dwellings for this site. A number of rear gardens plus 15A Barry Drive form this site, which borders the railway line. Potentially, this site could be affected by noise and vibration from the railway. Access could be taken off Barry Drive. The area is characterised by low density development, this, coupled with the watercourse and ecological interest on the site may reduce the yield to 8. A reduced yield, when taken in conjunction with the requirement to demolish a substantial property reduces the likelihood of this site coming forward to 20%.

LFE007 – Land rear of 41-59 Hinckley Road

This site has an unconstrained yield of 45 dwellings. The site encompasses the rear gardens of 10 properties, and includes one house. The site has three points of access – a track leading off Hinckley Road to number 53A, Elliot Drive, an unadopted road, and Brightwell Drive. The most appropriate point of access would be from Brightwell Drive. Highway's have to indicated that the number of dwellings possible on the site would not exceed the notional capacity of the road network. The ease of access to this site from a number of places, combined with the limited number of owners creates a 60% chance that at least part of this site will be developed.

LFE008 – Land rear of 2-34 Holmfield Avenue West/49 Park Drive

This site has an unconstrained yield of 25 dwellings. To create a developable site would involve the amalgamation of a number of rear gardens. The site is currently landlocked and demolition of a dwelling would be required to gain access. Any access needs to be taken off Holmfield Avenue West, as Park Drive is located too close to the junction with

Ratby Lane. There are likely to be concerns regarding amenity issues of existing residents, which will likely limit the amount of development on site. Given that the site is landlocked, and the narrowness restricts development to a linear form, there is only a 10% chance that this site will be developed.

Littlethorpe

LIT001 – Warwick Road

This site has an unconstrained capacity of 25 dwellings. The site is currently used as a council depot and offices, although the site is designated as being within a primarily residential area in the adopted Local Plan. The site has residential properties on three sides, with a low key commercial use on the other. In terms of access, there are no problems with visibility onto Warwick Road, although there may be some concerns with regards to additional traffic using the level crossing. There are no highway restrictions to the maximum number of dwellings that can be constructed on this site. This is an ideal redevelopment site, which would enable the relocation of the depot to a more appropriate site. There is an 80% chance that this site will come forward for development.

Narborough

NAR001 - Woodlands Day Hospital, Desford Road

This large property, with the incorporation of a substantial outbuilding, could be converted to 13 apartments. An extension to connect the main building and the outbuilding may be acceptable. The property is currently vacant, but was last used as a day hospital. The property is set within extensive grounds, which are designated as an area of importance to the form and character of Narborough in the Local Plan. Tree Preservation Orders cover the majority of these grounds. The existing access to the site would be acceptable off The Pastures, if it is upgraded. It appears to be an ideal building for conversion, with a 70% chance of being developed if it is surplus to requirements.

Sapcote

SAP001 – Land off Leicester Road

The site has an unconstrained yield of 22 dwellings. The site forms a factory unit that is occupied by two separate users. There is a large industrial building in the centre of the site with extensive car parking and landscaping surrounding it. The site is vacant and is currently for sale. There are a number of trees along the boundary of the site, forming part of the existing landscaping. The site is designated as primarily residential within the adopted Local Plan. It is surrounded by residential on three sides, with open countryside

to the north. Development of this site for residential purposes would require the relocation of the entrance eastwards along Leicester Road. Redevelopment would be viable on this site, providing a 90% likelihood of redevelopment.

SAP002 – Land rear of 46-64 Hinckley Road

There is an unconstrained yield of 11 dwellings on this site. Rear gardens of nine properties form this site. There are residential dwellings to the north, east and southeast, and open countryside to the south and west. There is currently no access to this site. Access cannot be gained from Livery Drive, as this is substandard. Demolition of a property on Hinckley Road would be required in order to provide a satisfactory access arrangement. Development potential is limited to 10% due to the relatively large number of owners for a small site.

SAP003 – The Rectory, Bassett Lane/Land off 25-41 Church Street

The site has an unconstrained yield of 19 dwellings. The site contains the Old Rectory and its accompanying curtilage, plus a small amount of adjoining gardens. Residential dwellings lie to the east and west, with a school to the south, a church to the east and an area of open space to the north. The school may create some noise disturbance to the site during the day. Access to the site cannot be obtained from Church Street, as there is substandard visibility onto Bassett Lane. Access off Bassett Lane would be acceptable, provided that it is clear of the school access. There is a reasonable opportunity of 50% that this site will be developed within the period to 2016.

Stoney Stanton

STO001 – Land rear of 6-66 Hinckley Road

This site has an unconstrained yield of 16 dwellings. This moderately small site is formed from the gardens of several properties, resulting in a landlocked parcel of land. Access to the site is only possible by demolition, although this can be from either Hinckley Road, Richardson Close or Underwood Drive. Since there is a number of owner of this site and a current lack of access, the likelihood of this site being developed is restricted to 20%.

STO002 – Land rear of 1-22 Station Road

There is an unconstrained yield of 15 dwellings on this site. The site is triangular in shape, and comprises gardens behind properties fronting Station Road. Residential dwellings bound the site to the north and southwest, with open countryside to the west. The site is accessible off Robertson Close and, if widened, Station Road. There is a high potential of 80% that this site will be developed.

Whetstone

WHE001 – Elms Farm Bungalow, Springwell Lane

This site has an unconstrained yield of 29 dwellings. The site consists of the substantial curtilage of a single dwelling that fronts Springwell Lane. It is bordered by residential development on three sides and industrial on the fourth. There is potential for noise disturbance from the industrial users to the west. The positioning of Brown's Way opposite the site off Springwell Lane would create an issue for access to this site from this road. Access could be achieved off Alice Gardens, which would involve the demolition of a dwelling. Since the site is in single ownership, there is a 70% chance of the site being developed.

WHE002 – Land rear of 5-7 & Glenhaven, Station Street

There is an unconstrained yield of 10 dwellings on this site. The site contains three dwellings which front onto Station Street and their associated curtilage. One of these properties is derelict. The site is surrounded mainly by residential properties, although there is a public house to the east and a dismantled railway line to the west. Highway comments state that access to the site would be possible off Station Street, although this access would need to be staggered with Spinney Halt. The stable house is currently for sale with a board for potential residential development land, 0.407 acres, which combined with the regular shape of the site and limited ownerships provides an 80% chance of development.

ii) Table of Results

6.3 The following tables illustrate the results of the process highlighted in Section 5. Each site included within the UCS has an unconstrained yield. A gross to net multiplier has then been applied to each site to establish a more realistic level of development achievable on the sites. Following this, a constrained yield has been derived, taking into account, for example, highway restrictions, existing consents, floodplains, TPOs and demolitions. The constrained yield provides a net capacity. Finally, a percentage has been applied to each site (within a wider good, fair and poor rating) relating to its capability of coming forward within the Plan period. This results in a final estimate of urban capacity for the site.

Table 1: Urban Capacity Sites

Site	Unconstrained Yield ¹	Gross to Net Multiplier ²	Constrained Yield ³	Developability ⁴	Housing to come forward by 2016 ⁵
Blaby					
BLA001	15	82.5%	5*	10%	0.5
BLA002	21	82.5%	15*	50%	7.5
BLA003	28	82.5%	22*	10%	2.2
BLA004	16	82.5%	13	30%	3.9
BLA005	34	82.5%	27*	30%	8.1
Total	114		82		22.2
Braunstone					
BRA001	15	100%	14*	20%	2.8
BRA002	16	100%	14*	10%	1.4
BRA003	37	82.5%	28*	10%	2.8
BRA004	28	82.5%	22	10%	2.2
BRA005	22	82.5%	16*	10%	1.6
Total	118		94		10.8
Cosby					
COS001	42	82.5%	34*	30%	10.2
COS002	11	100%	11	20%	2.2
COS003	18	82.5%	14*	40%	5.6
COS004	14	82.5%	9*	50%	4.5
Total	85		68		22.5
Countesthorpe					
COS001	30	82.5%	23*	30%	6.9
COU002	44	82.5%	36	20%	7.2
COU003	15	82.5%	11*	10%	1.1
COU004	59	82.5%	49	10%	4.9
COU005	16	82.5%	12*	20%	2.4
COU006	21	82.5%	17	40%	6.8
COU007	14	82.5%	12	40%	4.8
COU008	14	82.5%	10*	40%	4
COU009	14	82.5%	10*	10%	1
COU010	11	100%	11	20%	2.2
COU011	10	100%	6	40%	2.4
COU012	12	82.5%	5*	40%	2
Total	260		202		45.7
Enderby					
END001	10	100%	9*	10%	0.9
END002	20	82.5%	15*	10%	1.5
Total	30		24		2.4
Enderby St John					
ESJ001	114	62.5%	50	50%	25
Total	114		50		25

Site	Unconstrained Yield ¹	Gross to Net Multiplier ²	Constrained Yield ³	Developability ⁴	Housing to come forward by 2016 ⁵
Glen Parva					
GPA001	32	82.5%	24*	10%	2.4
GPA002	22	82.5%	14*	10%	1.4
GPA003	28	82.5%	22*	20%	4.4
GPA004	13	100%	13	90%	11.7
GPA005	25	82.5%	21	10%	2.1
GPA006	22	82.5%	17*	10%	1.7
GPA007	20	82.5%	17	50%	8.5
GPA008	55	82.5%	45	20%	9
GPA009	66	82.5%	52*	10%	5.2
GPA010	45	82.5%	37	10%	3.7
GPA011	33	82.5%	27	20%	5.4
GPA012	14	100%	13*	20%	2.6
GPA013	21	82.5%	17	80%	13.6
Total	396		319		71.7
Glenfield					
GLE001	44	82.5%	34*	40%	13.6
GLE002	72	82.5%	59	20%	11.8
GLE003	17	82.5%	14	50%	7
GLE004	48	82.5%	39*	10%	3.9
GLE005	34	82.5%	28	50%	14
GLE006	27	82.5%	21*	10%	2.1
GLE007	48	82.5%	39*	10%	3.9
Total	290		234		56.3
Huncote					
HUN001	14	82.5%	11*	20%	2.2
Total	14		11		2.2
Kirby Muxloe					
KMU001	28	82.5%	22*	10%	2.2
KMU002	24	82.5%	18*	10%	1.8
KMU003	13	100%	13	30%	3.9
KMU004	20	82.5%	12*	30%	3.6
Total	85		65		11.5
Leicester Forest East					
LFE001	44	82.5%	35*	10%	3.5
LFE002	22	82.5%	16*	10%	1.6
LFE003	26	82.5%	19*	10%	1.9
LFE004	20	82.5%	15*	10%	1.5
LFE005	23	82.5%	17*	10%	1.7
LFE006	36	82.5%	8*	20%	1.6
LFE007	45	82.5%	36*	60%	21.6
LFE008	25	82.5%	19*	10%	1.9
Total	241		165		35.3

Site	Unconstrained Yield ¹	Gross to Net Multiplier ²	Constrained Yield ³	Developability ⁴	Housing to come forward by 2016 ⁵
Littlethorpe					
LIT001	25	82.5%	21	80%	16.8
Total	25		21		16.8
Narborough					
NAR001	13	70% ⁶	13	70%	9.1
Total	13		13		9.1
Sapcote					
SAP001	22	82.5%	18	90%	16.2
SAP002	11	100%	10*	10%	1
SAP003	19	82.5%	15*	50%	7.5
Total	52		43		24.7
Stoney Stanton					
STO001	16	82.5%	12*	20%	2.4
STO002	15	82.5%	12	80%	9.6
Total	31		24		12.0
Whetstone					
WHE001	29	82.5%	23*	70%	16.1
WHE002	10	100%	7*	80%	5.6
Total	39		30		21.7
TOTAL	1907		1445		389.9

Notes:

- 1 The maximum number of dwellings that could be constructed on sites if there are no constraints.
- 2 Discounting ratio relating to the proportion of the net area of sites that could be developed compared with the gross area.
- 3 The maximum number of additional dwellings that could be constructed on site taking into account any apparent restrictions to the site, net of demolitions.
- * net of demolitions.
- 4 Anticipated likelihood of the site being developed within the Plan period to 2016.
- 5 The expected number of dwellings to be approved during the Plan period to 2016. Calculated by multiplying the constrained yield and the developability figures.
- 6 Based on conversion to apartments.

Table 2: Location of identified sites in relation to the CLPA

Location	Unconstrained Yield	Constrained Yield	Housing to come forward by 2016
Within CLPA	1824	1378	353
Outside CLPA	83	67	37

Table 3: Category Source of identified sites

Category	Unconstrained Yield	Constrained Yield	Housing to come forward by 2016
Subdivision of existing housing	0	0	0
Flats over shops	0	0	0
Empty homes	0*	0*	0*
Previously developed vacant and derelict land and buildings	98	88	62
Intensification	1698.5	1290.5	288
Re-develop of existing housing	34	10	1
Development of car parks	5.5	5.5	1
Conversion of commercial buildings	0	0	0
Existing housing allocations	0	0	0
Land allocated in plans for employment uses	57	10	5
Vacant land not previously developed	59	52	21
Total	1907	1445	390

* At time of survey there were 1140 identified Empty Homes, from a total housing stock of 35908 for the District (taken from 2001 Census), Therefore only 3.17% of the housing stock is empty and below the national average of 3.7%, resulting in a zero capacity for the study.

7.0 Conclusions

7.1 PPG3 establishes a priority for development of previously developed land and buildings within urban areas, to stimulate regeneration and minimise development on greenfield land. To establish the level of additional housing that can be accommodated within the existing urban areas, paragraph 24 of PPG3 states that local authorities should undertake urban capacity studies. Subsequent to the publication of PPG3 in March 2000, the Government issued 'Tapping the Potential' in December 2000, a good practice guide to undertaking UCSs.

- 7.2 The Blaby District Council's UCS has been undertaken according to the framework identified in this good practice guide, with site identification, yield assessment and discounting exercises all agreed with the District Council at the relevant stages. This has led to a sound and comprehensive study, with the identification of 71 sites that have been included, as well as a further 90 rejected sites. The study has incorporated information from a number of sources, from the highway authority to experienced residential land surveyors, in an attempt to best predict the urban capacity for Blaby District up to 2016.
- 7.3 The calculations set out in Section 6 (ii) revealed an Unconstrained Yield of 1907 dwellings to the year 2016. Following discounting, this figure has been reduced to 390 dwellings within Blaby District as the Constrained Yield. This is broken down into the category sources of this provision, which highlights that almost 75% of the identified capacity is from intensification. Zero net capacity was identified on a number of sources including subdivision of existing houses, flats over shops, empty homes and existing housing allocations.
- 7.4 The capacity has also been subdivided in table 3 into sites within the Central Leicestershire Policy Area (CLPA) and those within the Rest of the Plan Area (ROPA) as defined by the Leicestershire, Leicester and Rutland Structure Plan 2005. The categorisation of the settlements (CLPA or ROPA) within the Blaby District UCS are identified in paragraph 2.3.

Table 4: Net Figures for Housing Provision with Blaby District to 2016

Area	Total dwelling requirement to 2016	Housing completions to 31 March 2005	Balance to find	UCS by 2016	Surplus/ Deficit
CLPA	4200	3959	241	353	+112
ROPA	450	320	130	37	-93
Total	4650	4279	371	390	+19

- 7.5 Table 4 shows the net figures for housing provision to 2016. There is an additional capacity of 112 over and above the Local Plan requirement in the CLPA but a deficit of 93 within the ROPA. For the district as a totality, there is a small surplus of 19 units.

