

APPENDIX 1

HOUSING STRATEGY – LEICESTER HMA

The recommended policy for the Leicester HMA housing provision 2001-2026 is therefore as follows:

Leicester City	1,180 dws pa, all within Leicester PUA
Blaby	350 dws pa, of which 160 dws pa should be a planned sustainable urban extension to the Leicester PUA.
Charnwood	760 dws pa, of which 195 dws pa should be a planned sustainable urban extension to the Leicester PUA. Development in the remainder of the district will be focussed primarily on Loughborough, including 195 dws as a planned sustainable urban extension.
Harborough	345 dws pa, majority of which should be within or adjoining the Leicester PUA and focussed on Market Harborough.
Hinckley & Bosworth	460 dws pa, of which 195 dws should be a planned sustainable urban extension to Hinckley
Melton	160 dws pa, of which 50 dws should be a planned sustainable urban extension to Melton Mowbray
North West Leics.	480 dws pa, of which 195 dws should be a planned sustainable urban extension to Coalville
Oadby and Wigston	55 dws pa, the majority of which should be within or adjoining the Leicester PUA.

LEICESTER HMA TOTAL 3,790 dws pa, of which 355 should be as planned sustainable urban extensions to Leicester PUA

Urban extensions around Leicester, Loughborough, Hinckley, Melton Mowbray and Coalville will provide for the definition, extension and protection of green wedges penetrating the PUA and avoiding coalescence between the PUA, Sub-Regional Centres and other settlements.

This advice has been informed by analysis undertaken on the information available at August 2006, and therefore may be modified in the light of new information. In addition it should be noted that although Option 2B is considered to be an appropriate level of growth for Leicester and Leicestershire the advice is subject to the following strong provisos:

- a. Significant new funding, including from the Growth Point bid, would be needed for infrastructure investment to support increased levels of development; in particular new funding is needed for transport infrastructure, social infrastructure and affordable housing.
- b. Affordable housing provision is a key issue in the City and in rural areas in Leicestershire and mechanisms for providing sufficient levels of affordable housing need to be secured.
- c. Option 2B is ambitious and in order for it to be successfully delivered needs to be subject to increasing the take up of brownfield land for development in Leicester City. To aid this process an effective phasing policy needs to be introduced within the Regional Plan to ensure that further greenfield urban extensions (which could impact on sensitive green wedges) are not brought forward for development unless they are needed later in the Regional Plan period, enabling brownfield regeneration in Leicester City and the wider Principal Urban Area to take priority.
- d. A concentration policy for housing development within the urban areas could lead to the displacement of employment development to greenfield sites on the edge of the urban areas. This emphasises the need for an integrated approach to the future location of development and emphasises the importance of urban capacity work to be undertaken for Principal Urban Areas to inform the distribution and level of provision. This also necessitates the need for strong and effective cross-border working arrangements.
- e. A strong emphasis will need to be given to the protection and enhancement of urban green spaces to ensure they do not come under undue pressure for development and to ensure that they add to the quality of the environment in urban areas. Furthermore, emphasis also needs to be placed on green wedges and the importance of exploring opportunities to link Community Forests and green wedges with new development.
- f. The 2B Option does not fully take account of the 2003 Households Projections which increase the required level of housing provision, or the expected 'policy on' job forecasts which are similarly likely to increase the number of anticipated jobs.