

Application No. 18/00260/FUL
Land South, Newton Lane, Wigston, Leicestershire

Applicant/Agent's Representations – Miss H Bareford

Thank you to the Chair for the opportunity to speak in relation to this application.

This application seeks to re-plan part of our existing development at Newton Lane, Wigston to accommodate 32 additional dwellings (20% of which are to be provided as affordable housing units) and amend a number of house types. The proposed amendments are generally confined to the north eastern, central and southern housing parcels within the broader layout. The wider layout, including roads, the amount of on-site open space, allotments, and public rights of way remain unchanged from that previously approved, with only minor dimensional changes to certain internal roads.

The re-plan incurs a slight increase in density, however this slight increase is in accordance with existing and emerging development plan policies and guidance contained within the National Planning Policy Framework which all support the full and effective use of land for new development.

The proposals will provide a greater number of smaller and affordable homes, which is considered to be an improvement on the original Reserved Matters layout, and will not adversely impact upon the wider development site or surrounding area, as confirmed by the Planning Officer within the Committee Report.

The open market housing mix provides for a significant increase in the number of 2 and 3 bedroom dwellings, and a slight reduction in the number of 4 and 5 bedroom dwellings. The overall housing mix proposed is considered to be inclusive, and will provide a varied choice to meet the needs of the local population, with an increased emphasis on the provision of smaller homes.

There are no technical objections to the proposals, and the County Highways Authority are satisfied that the increase of 32 dwellings will not have a material impact on the local highway network.

Finally, David Wilson Homes understands that due to the increase in the number of dwellings, additional section 106 contributions will be required in order to make the development acceptable in planning terms. Whilst David Wilson Homes agrees to the principle of providing additional financial contributions, discussions are still ongoing with the Council in respect of these and therefore we agree with the Planning Officers report which states that there may be alterations to the obligations requested in the committee report. A section 106 linking agreement will be submitted which seeks to tie this application to the original section 106 agreement following this committee.

It is considered that the re-plan proposals maintain the spirit of the existing design philosophy on the approved layout, making more effective and efficient use of the land. The proposed additional 32 plots are fully integrated within the layout, and the re-plan as a whole is considered to constitute high quality sustainable development in keeping with the character of the surrounding area of Wigston.

We respectfully request that members therefore give favourable consideration to this application in accordance with the recommendation of its Officers.