

Richard Redford  
Oadby & Wigston Borough Council  
Development Management  
40 Bell Street  
Wigston  
LE18 1AD

Dear Mr Redford

**Re: Land at Cottage Farm, Oadby - development of 350 dwellings, comprised of a full planning application for the first 250 dwellings (Phase 2a), and an outline planning application for the additional 100 dwellings with all matters reserved for subsequent approval (Phase 2b) (ref. 19/00356/OUT)**

We refer to the above planning application submitted by Bloor Homes Ltd, currently being considered by Oadby & Wigston Borough Council and enclose representations on behalf of our client, Bowbridge Land Ltd.

Following review of the application documents available online, the proposed development seeks the following at Land at Cottage Farm, Oadby:

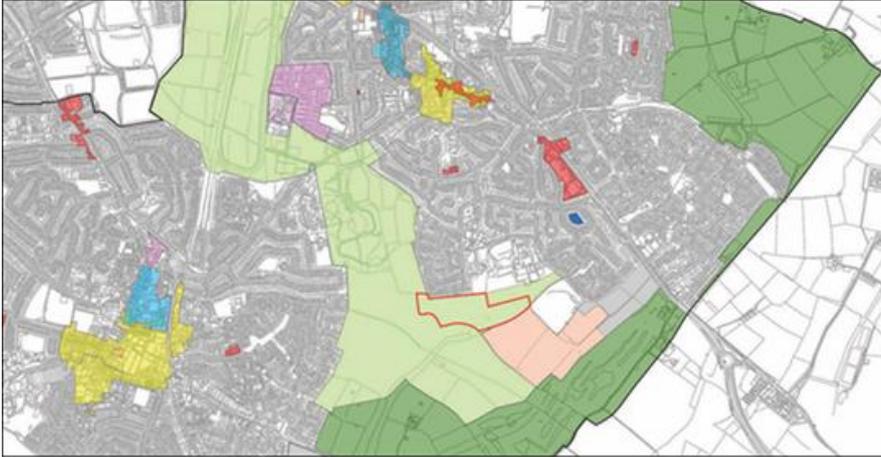
*“Development of 350 dwellings, comprised of a full planning application for the first 250 dwellings (Phase 2a), and an outline planning application for the additional 100 dwellings with all matters reserved for subsequent approval (Phase 2b).”*

## **Background**

The application site forms part of the Cottage Farm Direction of Growth Area allocated through Policy 21 of the Oadby and Wigston Local Plan (2019). The development of the site has been split into 2 phases, with Phase 1 comprising 150 dwellings (application ref. 13/00478/OUT and 17/00310/REM) which are currently under construction by Bloor Homes. This hybrid planning application seeks to facilitate the next phase of the development (Phase 2), which will deliver a further 350 dwellings. The first 250 dwellings (Phase 2a) have been submitted as a full application, whilst the remaining 100 dwellings (Phase 2b) have been submitted in outline.

The principal vehicular, pedestrian and cycle access for the Phase 2 development will be through the Phase 1 development and its new signal-controlled T-Junction on the A6 Glen Road which has now been constructed.

Our client, Bowbridge Land Ltd, has an interest in the land to the north of the application site, as shown in red in Figure 1 below.



**Figure 1: Site Location Plan**

## **Comments**

The starting point for consideration of planning applications is the Development Plan which retains its statutory force under s38(6) of the Planning and Compulsory Purchase Act 2004. Applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF, 2019) is an important material consideration.

Our client is supportive of the principle of development at the Cottage Farm Direction of Growth Area (as allocated through Policy 21). Notwithstanding this, they would like to make representations on this current Phase 2 application in order to safeguard a vehicular, pedestrian and cycle access from land to the north of the application site through the Phase 2 development, linking to the A6 Glen Road. Land to the north of the application site does not benefit from direct frontage access to the adopted highway network, being bound on its northern border by existing residential properties and Brocks Hill Primary and Gartree High School, its eastern most point by Coombe Park recreational grounds, its southern boundary by agricultural fields and land forming part of this current planning application and its western boundary also by agricultural fields.

The NPPF paragraph 102 confirms the promotion of sustainable transport and transport issues should be considered at the earliest stages of development proposals, and patterns of movement, streets, parking and other transport considerations should be integral to the design of schemes and contribute to making high quality places. Paragraph 103 confirms the planning system should actively manage patterns of growth.

To ensure potential future development in the vicinity of Cottage Farm can be brought forward comprehensively, our client requests that access from land to the north of Cottage Farm through to the Phase 2 development, linking to the A6 Glen Road is safeguarded to allow potential development of this land to come forward for residential use in the future. It is therefore requested that a suitably worded condition is included on any forthcoming approval confirming that the development must safeguard access through the site to land to the north of Cottage Farm.

As part of the new Oadby and Wigston Local Plan process, land to the north of Cottage Farm was promoted for residential development, however was discounted due to there being no formalised access arrangements and a lack of clarity over deliverability of a site access, despite it scoring better than many proposed allocations. Representations were subsequently made on behalf of our client



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to the Main Modifications consultation in respect of the new Local Plan. As part of these representations, a transport technical note was submitted, demonstrating that there is in-principle agreement to achieve an appropriate single point of access via Sutton Close, but that there is also capacity to provide an access via land at Cottage Farm, utilising the new access junction on the A6 Glen Road. The incorporation of this later access would assist in the delivery of the site for residential development and provide greater flexibility in terms of the form and scale of development proposed.

The NPPF paragraph 59 confirms the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed. Local Planning Authorities are expected to deliver a wide choice of high-quality homes to meet their objectively assessed needs (OAN), which includes demonstrating a 5-year housing land supply. Policy 47 of the newly adopted Local Plan sets out that the District's requirements for housing will be kept under review and either a full or partial review will commence no later than 5 years from adoption of the Plan (before April 2024) OR where monitoring of targets identifies significant and persistent shortfalls in delivery. This includes commencing a review in conjunction with any of the other local authorities within the Leicester and Leicestershire Housing Market Area to meet unmet needs under the Duty to Cooperate. Land to the north of Cottage Farm is able to deliver housing both in the short and medium term and could therefore make an important contribution towards meeting the Borough's future housing needs. It is therefore important that this access route is safeguarded through the current application.

## Summary

We trust the Council will take this letter into account when reviewing the proposals. Should you require any further information, or wish to discuss any element of this letter, please contact me. We would be grateful if you could notify of us any additional information submitted by the applicant in due course so we can review and comment, if considered necessary.

Yours sincerely

A handwritten signature in black ink, appearing to read 'J Terry', with a horizontal line underneath.

**Jane Terry**  
Associate Director