

This statement is submitted on behalf of Bloor Homes Limited and Turnpike Road Farm Ltd in support of their application for the further development of land at Cottage Farm, Oadby to deliver up to 350 dwellings with associated public open space, landscaping and infrastructure.

The development proposals have evolved through a careful design exercise that has positively responded to the consultation undertaken with your officers and other key stakeholders, and the findings of the environmental and technical assessments that have been undertaken.

The application site is relatively unconstrained and the planning application submission clearly demonstrates how a well designed and high quality housing development that is sensitive to its surroundings, and uses the site in an effective and efficient manner will be delivered.

Policy 21 in your Local Plan seeks to expand the current Cottage Farm site ('Phase 1') and form the Cottage Farm Direction for Growth Allocation. As such it is a crucial part of the spatial strategy that underpins the Local Plan and seeks to meet the identified market and affordable housing need in the Borough. The submitted development proposals meet all of the specific requirements set out in Policy 21 and also comply with other national and local planning policies.

Indeed the development proposals will realise a number of significant social, economic and environmental benefits for the Borough. It will deliver up to 350 new homes, 105 of which will be affordable, in a mix that reflects the established local needs. That will provide housing opportunity and choice for local people making a valuable contribution to the Borough's 5 year housing land supply. It will also create jobs and local spending, support for local services and provide substantial Section 106 contributions to local facilities and infrastructure. It will also deliver a substantial area of accessible and attractive public open space including sports pitches, allotments and a new play area

We, therefore, support the conclusions drawn in the Officer's Report and endorse the recommendation to grant planning permission.

Looking forward, Bloor Homes are a locally based developer with an excellent reputation for the quality homes they build and they very much wish to continue to work closely with your officers and other key stakeholders to ensure that the development as a whole continues to run as smoothly as possible.