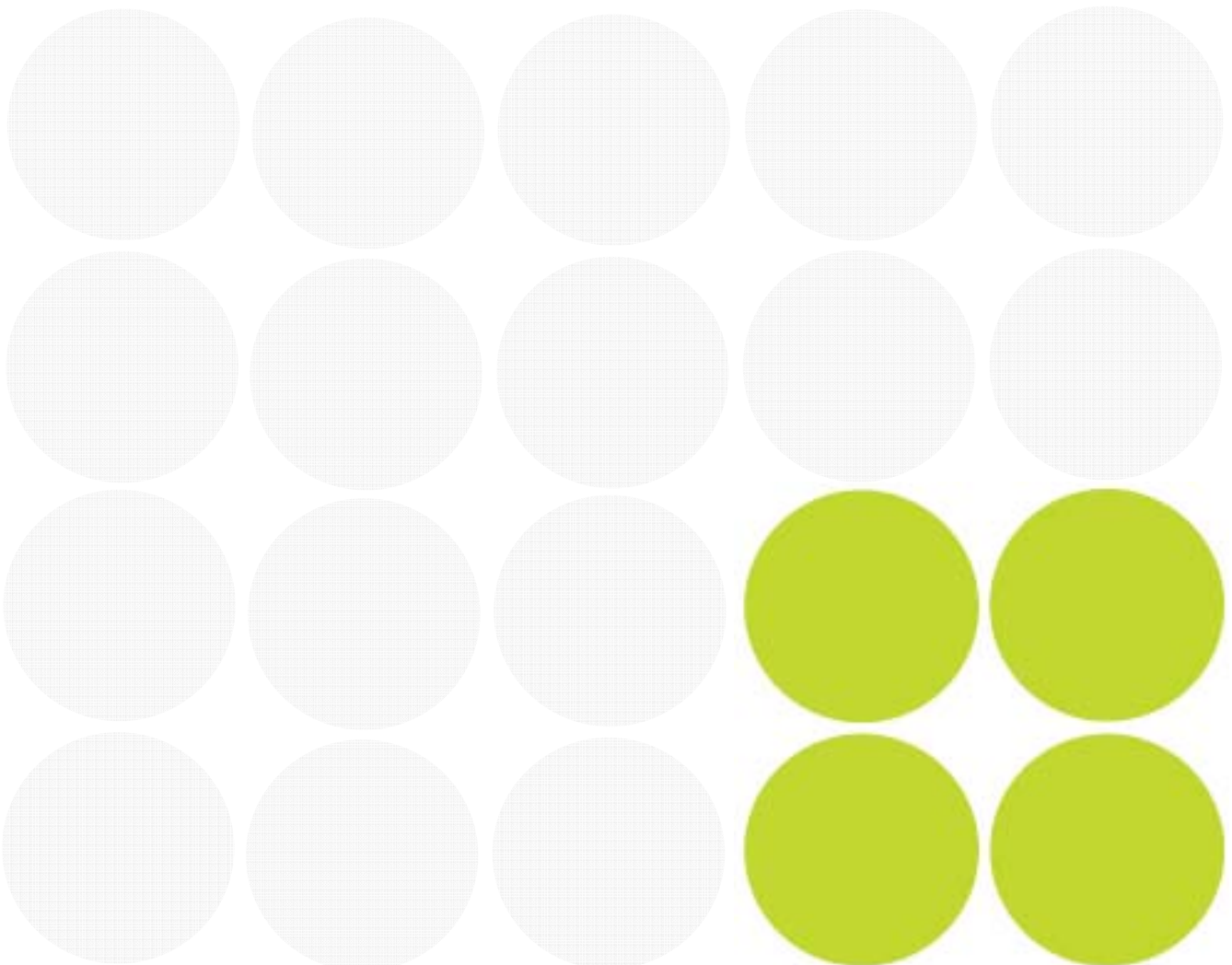


**Planning Statement**

*Mixed Use Development on Land at Cottage Farm, Oadby*

*Prepared for: Wheatcroft & Son Ltd and Bloor Homes (Measham) Ltd  
January 2009*





## Planning Statement *Document Control Sheet*



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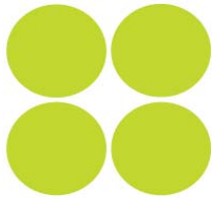
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## 1. Introduction

- 1.1 We have been instructed by our clients Wheatcroft & Son Ltd and Bloor Homes (Measham) Ltd to submit supplementary information to support the promotion of land at Cottage Farm, Oadby for mixed use development. For the sake of brevity, it will hereafter be referred to in this Statement as 'Cottage Farm'.
- 1.2 The purpose of the Statement is to set out the relevant background to the proposed development, and to demonstrate that it is consistent with prevailing planning policies and that the site shall be a direction of growth for mixed use development in the Oadby & Wigston LDF. The Statement supports the Local Development Framework Core Strategy Regulation 25 representations of January 2009.
- 1.3 The information comprises of a Supporting Statement (this report); Masterplan (Appendix 2); Transport Overview; Archaeology Desk – Based Assessment; Flood Risk Assessment and Drainage Strategy; a Ecological Walkover Survey and a Landscape and Visual Impact Assessment.



## 2. Site Description

- 2.1 Cottage Farm is located on the South-Eastern fringe of Oadby. It has an area of 12.6 hectares and comprises of predominately agricultural land. The site itself includes remnants of buildings formerly Cottage Farm in the South-Eastern area of the site.
- 2.2 There is a track leading through the centre of the site accessed through a gate from Glen Road (the A6) which is also currently an informal vehicular access. Public access can also be gained through the adjacent car park of the Coombe Park Recreational Ground, which is situated to the north of the site. There are also a public footpaths running along the southern and western boundaries of the site, which connects the Golf Course and Coombe Park.
- 2.3 The North-Eastern and South-Eastern boundaries of the site are surrounded by mature vegetation (trees and hedgerow) that screens the site from the A6, and the Glen Gorse Golf Club. There are residential properties on one side and the Golf Course on another. The western side of the site is bordered by open countryside which is accessed through a public footpath which runs along that edge of the site. The site is predominantly flat, and the only landscape features are a small copse to the south-east and a group of mature trees alongside the track within the middle of the site.
- 2.4 The site is located immediately to the South of Glen Road (A6). The location is less than 500 metres to the South-East of Beauchamp College and the Glen Gorse Golf Club is located immediately to the South and East of the site. The site has good links with the primary road network being located on the A6 and is 5 miles away from Junction 21 of the M1, and 15 miles away from the A14. The nearest bus stop is located on Glen Road, which is adjacent to the site entrance. A cycleway also passes along the site frontage.



### 3. Description of Proposals

- 3.1 The information submitted is for a residential development comprising of approximately 420 dwellings including an element of affordable housing on the 12.6 hectare site. This is assuming a gross site density of 34 dwellings per hectare. Vehicular access is proposed from Glen Road, in the position of the existing access, with a possible secondary emergency vehicle access proposed from Coombe Park.
  
- 3.2 Within the development, 0.3 hectares to the eastern side of the site will be allocated for business use and approximately 1.8 hectares will be used as public open spaces.



## 4. Planning Policy Context

### **East Midlands Regional Spatial Strategy (RSS8) Secretary of State's Proposed Changes**

- 4.1 The Proposed Changes to the Regional Spatial Strategy for the East Midlands, published in July 2008, (referred to as RSS8, for the sake of brevity) provides advice on housing land location as well as sustainability criteria. The policies below illustrate such guidance.
- 4.2 Policy 1 of RSS8 sets out the Regional Core Objectives which will help secure the delivery of sustainable development within the East Midlands. The proposed development shows an understanding of the following sustainability issues:
- ***“Improve accessibility to jobs, homes and services.***
  - ***Improve the health and mental, physical and spiritual well being of the Region’s residents;***
  - ***Reduce the causes of climate change by minimising emissions of CO2 in order to meet national targets;***
  - ***Ensure that future housing stock meets needs of all communities.”***
- 4.3 The site at Cottage Farm, Oadby is in accordance with this guidance as the potential development site access is less than 1 mile from Oadby town centre and less than 250 metres from a local centre. This demonstrates that the site is within walking distance of Oadby’s main amenities. Other local facilities within walking distance include schools, convenience stores and a doctor’s surgery as shown in Plan DWP2 of the supplied Transport Overview. The site also lies to the north-west of the A6, this is one of the main routes into Leicester City Centre as well as running through Oadby Town Centre. There is a bus stop on the northern boundary of the site on the A6 which supports several existing bus routes running to Leicester City Centre. This will help reduce the need of car use by local residents whilst demonstrating the site’s potential to utilise existing infrastructure.
- 4.4 The development also ensures provision for a mix of housing types and business units which will provide additional local facilities within walking distance for new and existing residents. This allows for the inclusion of the current community within the development.

- 4.5 The RSS has progressed to an advanced stage with the Secretary's of State Proposed Changes. Policy 12 sets out the development criteria which supersedes previous Structure Plan Policies.
- 4.6 Policy 12 of the RSS8 sets out the development criteria for the Three Cities Sub-area. The development meets the criteria set out in Policy 12 as it will provide a range of housing types that will allow access to quality housing and affordable housing for local people. The development will also include an area for business uses (0.3ha) creating a mixed use development. These additional facilities and employment will also help integrate the new development with the current community. The proposals will also allow residents to have access to public transport, leisure facilities, commercial facilities and employment. This will minimise the need to travel for residents, further meeting the criteria set out in Policy 12.
- 4.7 The accessibility of the site by non-car modes, including pedestrian and cycling has been taken into account and it has good public transport links.
- 4.8 This development will contribute towards the aim of sustainable communities. It will incorporate a public right of way which will enhance connection between existing and new settlements. The proposed development will enhance the green infrastructure which will incorporate 1.8 hectares of Open Space whilst of a similar form and character to its surroundings.

Policy 15 of RSS8 deals with Development in the Three Cities sub-area. It states that:

***“Outside Nottingham, Leicester and Derby, employment and housing development should be located within and adjoining settlements. Such development should be in scale with the size of those settlements, in locations that respect environmental constraints, in particular the River Mease Special Area of Conservation and the Derwent Valley Mills World Heritage Site and the surrounding countryside, and where there are good public transport linkages.”***

4.9 The above policy supports development on the site at Cottage Farm, Oadby due to its proximity to the settlement of Oadby (part of the urban area of Leicester). The site forms a logical extension to Oadby and consideration has been made in order for it to reflect the size and scale of the adjoining town. The site's good public transport linkages through the A6 make it a prime candidate for development as the existing infrastructure can be utilised for the residential/business uses proposed.

#### ***Accessibility and Transport Policies***

4.10 In order to comply with the Sub-area Transport Objectives set out in Policy 43, the accessibility of the site by public transport has been taken into account. This will help reduce car use and encourage walking and cycling. The site lies to the north west of the A6 which has good public transport provision. Access to the A6 will help improve accessibility and help overcome peripherality which meets the criteria set out for sustainable development in Policy 42.

4.11 Measures will be taken in order to minimise traffic congestion from the development. These are introduced in the Transport Overview which is enclosed. A roundabout linking the site to the A6 is the preferred access arrangement outlined in the Transport Overview.

#### ***Housing Policies***

4.12 Until the adoption of the Core Strategy, affordable housing will be provided at rates consistent with policy H2 in the Oadby & Wigston Local Plan. This supports the inclusion of the local community in new developments. Within the development, the design will achieve the highest possible net density while also maintaining a high quality of design. Housing types will vary throughout the site with lower density housing at the perimeter and higher density housing at nodal points throughout the site. This will help widen the opportunities for home ownership, improve affordability by increasing the supply of housing by creating sustainable, inclusive mixed communities in all areas which will be well served by public transport and accessible to services and facilities as set out in Policy 14 of the RSS.

### ***Leisure Policies***

- 4.13 Suitable formal and informal leisure facilities will be provided as part of the new built development. The proposals will also take into account the public rights of way which run alongside the southern and western boundaries of the site, which is in accordance with Regional Core Objectives: Policy 1 of the RSS which ensures that new developments improve access to health, cultural, leisure and recreational facilities & services. These will be enhanced in order to secure improved and safer access to the countryside.

### ***Housing Figures***

- 4.14 The RSS8 advocates a total allocation of 2,250 dwellings in the period 2001 to 2026 for the Oadby and Wigston Local Authority Area. However, this figure only seeks to reinstate housing numbers back to their current level of provision and does not equate to an actual increase. We consider that following the adoption of the RSS 8 the review will increase this figure in order to provide sufficient housing for the District.
- 4.15 The 2007 to 2008 AMR shows that between 2001 and 2008 that there have been 662 completions. The AMR shows that there are 55 sites under construction. This leaves a further 1,533 dwellings to be completed before 2026 in order to meet the RSS8 target. Policy 1 of the Core Strategy outlines the need for a Greenfield site outside of the urban area is required to meet this target. We therefore consider that the site at Cottage Farm would be a suitable site for a sustainable urban extension to meet the Borough's housing targets.

### **Oadby & Wigston Adopted Local Plan**

- 4.16 The RSS has progressed to an advanced stage with the Secretary's of State Proposed Changes. The RSS carries greater weight and replaces those policies in the Oadby & Wigston Local Plan October 1999. However, there are two 'saved' policies that are considered relevant to this application:

#### ***Proposal R4: Protection of formal and informal recreational facilities***

- 4.17 Approximately 1.8 hectares of public open space will be provided at a rate of 0.225ha per 50 dwellings. This will be appropriately located, equipped and landscaped to meet the needs of the development. Local Areas of Play and Local Equipped Areas of Play will be provided for children.

#### ***Proposal R21: Safeguarding of existing rights of way and cycle routes***

- 4.18 The public rights of way which currently run alongside the southern and western boundaries of the site will be enhanced. This, in turn, will improve access to the countryside for the public. All current public rights of way will continue to be segregated from vehicular traffic.

### **Oadby and Wigston Core Strategy Regulation 25 Further Consultation Paper**

- 4.19 The Core Strategy Development Plan Document will become part of the Oadby and Wigston Local Development Framework upon its adoption. The Regulation 25 Further Consultation Paper to this document was published in November 2008. Having regard to this, below are the relevant options, which relate to the development.

#### ***CS5: Sustainable Transport and Accessibility***

The close proximity of the site to the Town centre will reduce the need of residents to travel. The design of the site has taken into consideration the main vehicular routes and has kept this separate from the pedestrian and cycling routes. The site has good pedestrian and cycling links to local services and it is located along one of the main bus routes into Leicester City Centre with an existing bus stop located on the northern boundary of the site on the A6. The Transport Overview which accompanies the submitted information contains further information on how sustainable forms of transport will be incorporated into the development.

***CS11: Renewable Energy Use and Increasing Energy Efficiency***

The developers as part of this proposal at Cottage Farm aim to work with the Council to achieve realistic Renewable Energy targets. It is also the aim of the developers to work with the Council to achieve realistic and deliverable targets as set out in the Code for Sustainable Homes.

***CS13: Sustainable Construction and Designing for Quality***

The proposals at Cottage Farm, Oadby will be constructed to avoid adverse impacts on the built and natural environment. Good design standards will be incorporated into the development in order to ensure that the site preserves local aesthetic character. The proposals will reflect the prevailing landscape character in design elements such as the settlement pattern, scale and style of existing buildings. Landscape proposals will also minimise any minor visual impacts on local visual receptors, such as from the opposite side of the A6, as stated in the Landscape and Visual Impact Assessment.

***CS16: Meeting the Housing Needs of the Borough***

As part of meeting RSS 8 housing figures for Oadby & Wigston, we consider that the land at Cottage Farm would contribute towards meeting the target of 2,250 dwellings by 2026 for the Borough. The site at Cottage farm which is located alongside the A6 would provide an excellent location for a sustainable urban extension with good connections to major transport links and also located less than a mile from Oadby Town Centre. The principle design and layout of the site creates an accessible route for non-car use whilst the location of the site, close to the town centre, makes the most of existing facilities and services.

***CS17: Affordable Homes Provision and CS18: Accommodation for Specialist Needs***

A mix of housing types and tenures will be provided in order to meet local needs through offering a variety of choice. Affordable housing will be provided in line with local requirements. The proposals will also take into account specialist accommodation needs. Such units will blend seamlessly with private market housing and will be distributed evenly in order to promote a mixed and inclusive community.

***CS20: Meeting the Employment Needs of the Borough***

A commercial area will be incorporated into the site in order to encourage mixed use development that integrates housing with employment. The 0.3 hectares provided will contribute towards the additional 5,800 square metres of office floor space and 1.3 hectares of industrial and warehousing land between 2007 and 2026 as stated in the Regulation 25 Further Consultation Paper. This provides land for smaller employment uses and thus creates a sustainable pattern of employment land, which is encouraged within the Leicester and Leicestershire Urban Area. As a result, employment opportunities are provided for local people.

***CS21: Developer Contributions and CS22: Leisure and Recreation***

Approximately 1.8 hectares of Public Open Space will be provided as part of the development at Cottage Farm. This supports the Council's objectives to promote healthy lifestyles, through access to recreational services and open space. Other community needs will be met through appropriate developer contributions. These will be agreed with the Borough Council and appropriate contributions are likely to be made in such areas as Education, Affordable Housing, Open Space & Play Facilities, Highways & Public Transport Improvements and Healthcare through a S106 agreement where a demonstration of the need can be justified.



## 5. Summary of Technical Reports

### **Masterplan**

- 5.1 The Masterplan shows considerations of the current features in and around the site (this is reproduced as Appendix 2). Open Space is preserved adjacent to Coombe Park and fronting the A6 to reduce visual impact. Open Space to the south-east of the site also remains in order to preserve the potential wildlife habitat that exists within the ponds and copses. Pedestrian routes and emergency access has been incorporated into the Masterplan. This allows exclusive access and priority for pedestrians. Land for Business Use will be designated to the eastern side of the site, which is within a convenient walking distance to the rest of the site.

### **Transport Overview**

- 5.2 The Transport Overview notes that the site is accessible to local day to day services and it is close to a frequent bus service, such that a non car access is a genuine alternative. A sustainability analysis indicates that the site is within walking distance of facilities such as Convenience Stores, Schools and a Doctor's Surgery. The site can be readily accessible by non-car modes and shortened pedestrian links are achievable. In terms of vehicular access, a roundabout is the preferred arrangement, as it favours easy public transport access and will not interrupt the natural flow of traffic along Glen Road.

### **Archaeology Report**

- 5.3 An Archaeological desk-based assessment has been undertaken. This states that significant finds of archaeological material have been made in the vicinity of the site. In order to define areas of archaeological potential within the site, it is recommended that a stated programme of archaeological field evaluation is taken. This would consist of fieldworking and a range of geophysical survey techniques which could lead to trial trenching. This investigation would be implemented in order to effectively manage the archaeological risks. Geophysical surveys will be undertaken to clarify the areas for further investigation.

### **Ecology Report**

- 5.4 A walkover survey has been undertaken. This notes that no statutory nature conservation designations pertain to the site. There are a number of sites of parish importance located along the site boundary or adjacent to the site. The habitats within the site appear to be of low nature conservation importance, although the site has potential to support a number of protected species including Great Crested Newt, bats, Badgers and reptiles. Consideration should be given to retaining, wherever possible, the hedgerows, mature trees and ponds within the landscape structure of any proposed development.

### **Drainage Report**














- 5.5 The site lies within Flood Zone 1 according to the Environment Agency Standing Advice. This indicates that there is little or no flood risk within the area and there is an annual probability of flooding of 1 in 1000 years or greater from either river sources or from the sea. Surface Water can be attenuated on site to limit the run-off to current Greenfield rates to accord with Environment Agency requirements. Improvements are required to the Coombe Rise Pumping Station, and a more robust foul water drainage strategy is proposed to include Cook's Lane pumping station and its rising main to South Wigston Sewage Water Treatment Works.

### **Landscape and Visual Impact Assessment**

- 5.6 The site is currently well contained by existing vegetation to the golf course and Mere Lane boundary. The proposed development will not significantly increase the visual influence of Oadby on the surrounding countryside and landscape proposals will minimise any minor visual impacts on local visual receptors. This will be achieved by reinforcing the site boundary vegetation and creating a robust new edge to Oadby. The site is considered to be well curtailed by existing vegetation; therefore it would be logical to consider development within the site. The development would not significantly affect the rural quality of the landscape to the south and south-west and will have no urbanising influence on the Districts Green Wedge designation some distance to the west of the site.

## 6. Sustainability Criteria

6.1 The below table reflects the sustainability criteria that the site at Cottage Farm achieves:

Sustainability Criteria	Yes	No
The site is directly accessible to a number of public transport links.		
The site is linked to an existing cycleway.		
The site is within walking distance of a number of day-to-day facilities.		
Existing infrastructure currently has the capacity to absorb further development on the site.		
The site has direct access to a main road		
Development on the site will not affect the rural quality of the local landscape.		
The site is not located within a designated Green Wedge.		
The development of the site does not affect any protected species.		
There are no statutory or non-statutory nature conservation designations on the site.		
The site is not at risk of extreme flooding or flooding from fluvial rivers.		
No recorded archaeological finds pertain to the site.		
The site is large enough to incorporate an employment zone relating directly to the development		
A range of housing types and tenures will be provided in order to create a social mix and sustainable community		



## 7. Conclusions

- 7.1 The Statement confirms that the proposed development is sustainable due to its nature as well as its location. This is shown in the Sustainability Criteria illustrated in section 6.0. Numerous measures have been taken to ensure that the development will encourage inclusion of the current community, such as the incorporation of affordable housing and a commercial area into the masterplan.
- 7.2 It is worth noting that the site is not located within a strategic Green Wedge. These have been designated for the purposes of keeping Oadby and Wigston as two separate entities. However, there are other rival developments being proposed within these areas. The site at Cottage Farm will strengthen the boundary of the south eastern side of Oadby by filling the void between the urban area of Oadby and Glen Gorse Golf Club.
- 7.3 The development is also consistent with policies stated in statutory guidance on a regional level, such as RSS8, while also the proposed development accords with the 'saved' policies set out in the Oadby & Wigston Local Plan and the Core Strategy Regulation 25 Further Consultation Paper.
- 7.4 The supporting technical reports confirm that there are no physical or environmental constraints to the development of the site that cannot be addressed through acceptable mitigation measures.
- 7.5 If a Urban Extension is required within Oadby, the site at Cottage Farm is considered to represent the most appropriate area for mixed use development.

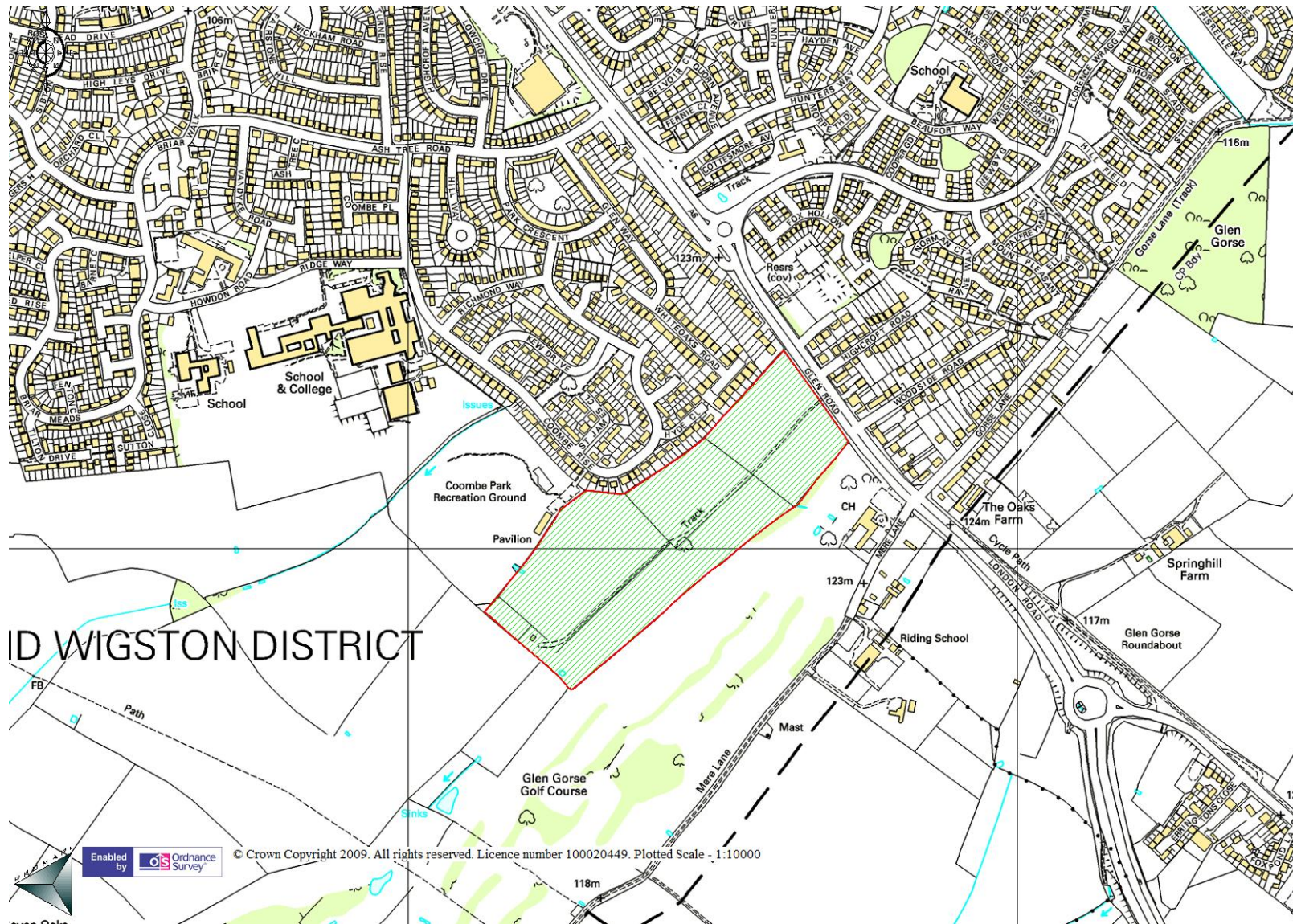




# Appendices



## Appendix 1 – Location Plan



ID WIGSTON DISTRICT

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**NOTES:**

**Client:**  
WHEATCROFT & SON LTD AND BLOOR HOMES LTD

**Job title:**  
LAND AT COTTAGE FARM, OADBY

**Drawing title:**  
SITE LOCATION PLAN

**Plan No:** 8118.01.01

<b>Scale:</b> 1:10,000	<b>Date:</b> 01.02.07	<b>Drawn:</b> AHT
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## Appendix 2 – Masterplan



- Key**
- Existing Housing
  - Proposed Housing
  - Existing Parkland
  - Golf Course
  - Farmland
  - Farmland with Equestrian Uses
  - Proposed Open Space
  - Vehicular Access
  - Potential Access to Golf Course Land
  - Pedestrian Routes
  - Possible Emergency Access
  - Existing Vegetation
  - Junction to A6
  - Business Uses

Project	Bloor Homes, Oadby	Scale	Not to scale	Date	Oct 2004
Drawing Title	Concept Plan	Drawing No.	04-4461.01.101C		