

**The Borough of Oadby and Wigston**

**Call for Sites:**

**Sites Collation and Initial Assessment**

**Spring 2024 Update**

**PLEASE NOTE**

**This document collates all of the sites submitted as of Spring 2024 and seeks to provide an initial assessment of all of the sites received by the Council during the Call for Sites processes and / or previously allocated sites rolled forward by the Council that have not yet been granted planning permission and / or where development has not yet commenced.**

**This document does not assess the extent as to whether a site is deemed appropriate or not, however will highlight sites that are unlikely to be assessed further.**

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# 1. Introduction

- 1.1 The Council's two formal Call for Sites Public Consultations took place from Midday Friday, 25 September 2020 until Midday Friday, 20 November 2020, as well as alongside the Regulation 18A Public Consultation on the emerging new Local Plan Issues and Options Draft from midday Friday, 3 September 2021 and midday Friday, 29 October 2021. Due to the unique nature of the Borough of Oadby and Wigston, the Council invited the submission of any land parcels (no minimum site size threshold) from all interested parties, including local residents; businesses; landowners; developers; and, agents, to identify potential sites for consideration for development which could comprise part of the Borough's housing and economic development land supply, post 2031.
- 1.2 The Council sought the submission of all sites with the potential for accommodating new development that can deliver any of the following types of development:
- Residential (housing) development of one dwelling or more
  - Specialist housing provision, for example older peoples housing
  - Employment or mixed commercial uses
  - Retail
  - Leisure / community use
  - Any other forms of development
- 1.3 This document collates all of the sites received and / or carried forward from the currently adopted Local Plan (2019), and seeks to provide an initial assessment of all of the sites received by the Council to date (Spring 2024). This document does not assess the extent as to whether a site is deemed appropriate or not, however will highlight sites that are unlikely to be assessed further.
- 1.4 Should any interested parties wish to submit additional parcels of land in the Borough of Oadby and Wigston for the Council's consideration, please visit the web page below for more details:

[https://www.oadby-wigston.gov.uk/pages/call\\_for\\_sites](https://www.oadby-wigston.gov.uk/pages/call_for_sites)

## 2. Summary of Submission Sites Received

2.1 As of Spring 2024, the Council has received submissions from a total of 14 separate organisations / individuals; a total of 25 separate responses; and, a total of 25 sites or parcels of land for consideration. In addition, the Council is also carrying forward 7 allocated sites from the currently adopted Local Plan (2019) and therefore, a total of 32 Site Options are now included in this latest update (2024).

2.2 Representations were submitted by the following organisations / individuals:

- Andrew Granger and Co
- DLP Planning Ltd
- David Wilson Homes East Midlands
- Environment Agency
- Historic England
- Jelson Limited
- Landmark Planning Ltd
- Marble Property Services Ltd
- Mather Jamie
- Mr David Coverdale (Private Landowner)
- Pegasus Group
- Stantec
- Westernrange Limited
- Quod

2.3 Given the unique nature of the Borough and its proximity to the City of Leicester, it is apparent that there is a strong appetite from land owners for their sites to be given due consideration for the period 2031 onwards for future growth.

2.4 Tables 1 to 4 (below) provide an overview of each of the site submissions received, together with brief details. Each Table represents the settlement that the site resides within, with Table 4 presenting sites that spread across two settlements.

2.5 Council disclaimer:

- The sites have been recorded and mapped as submitted by each organisation
- No assessment of the appropriateness of any of the sites has taken place to date, except for those sites where no further assessment will occur

- **NO CONCLUSIONS AS TO WHETHER A SITE IS DEVELOPABLE OR DELIVERABLE SHOULD BE DRAWN AT THIS STAGE**

**Table 1: Submission Sites in Oadby**

Initial Site Ref.	Site Name	Nearest Settlement	Area (Ha)	Ward(s)	Developer / Agent	Proposed Use
OAD/001	Land at Stoughton Grange Farm	Oadby	3.63*	Oadby Grange	Stantec	Leisure and Recreation
OAD/002	Land South of Gartree Road	Oadby	22.8	Oadby Uplands	Stantec	Residential: approximately 467 dwellings.
OAD/003	Land to the West, South and East of Spire Leicester Hospital, Gartree Road	Oadby	6.07*	Oadby Grange	Stantec	Mixed Use: Residential, Health, Education. Approximately 65 – 90 dwellings and approximately 3,500 sqm of non-residential floorspace.
OAD/004	Land North of Manor Road	Oadby	0.6*	Oadby Grange	Marble Property Services Ltd	Residential: 4 – 8 dwellings
OAD/005	Land North of Palmerston Way	Oadby	3.1*	Oadby St. Peters	Landmark Planning Ltd	An institutional or similar style use, yet to be determined.



Initial Site Ref.	Site Name	Nearest Settlement	Area (Ha)	Ward(s)	Developer / Agent	Proposed Use
OAD/006	Land at Oadby Grange	Oadby	22.9*	Oadby Woodlands Oadby Uplands	Pegasus Group	Residential and Country Park: approximately 300 – 330 dwellings.
OAD/007	Land South of Sutton Close	Oadby	Circa 9.0*	Oadby Brocks Hill	DLP Planning Ltd	Residential: approximately 50 – 170 dwellings.
OAD/008	Half of Glen Gorse Golf Course	Oadby	12.69	Oadby Brocks Hill	Marble Property Services Ltd	Residential: approximately 224 – 336 dwellings.
OAD/009	Land South of Gartree Road and East of Stoughton Road, Oadby (Primary Masterplan)	Oadby	33.65*	Oadby Uplands	Stantec	Residential (approximately 600 dwellings) and approximately 0.4 hectares of Commercial or Community uses.
OAD/010	Land South of Gartree Road and East of Stoughton Road, Oadby (Variant Option 1)	Oadby	33.65	Oadby Uplands	Stantec	Residential (approximately 380 dwellings), and approximately 0.4 hectares of Commercial or Community uses, plus a Cemetery.
OAD/011	Land South of Gartree Road and East of Stoughton	Oadby	33.65	Oadby Uplands	Stantec	Residential (approximately 500 dwellings), and approximately 0.4 hectares of Commercial or

Initial Site Ref.	Site Name	Nearest Settlement	Area (Ha)	Ward(s)	Developer / Agent	Proposed Use
	Road, Oadby (Variant Option 2)					Community uses, plus a Cemetery.
OAD/012	Land at East Street Car Park, Oadby (Brooksby Square)	Oadby	Circa 1.0*	Oadby St. Peter's	OWBC	Mixed Use: 38 Residential Units, Office Space and Retail. Retention of at least the same number of existing public car parking spaces
OAD/013	Land at Sandhurst Street Car Park, Oadby (Baxter's Place)	Oadby	Circa 1.0*	Oadby St. Peter's	OWBC	Mixed Use: 38 Residential Units, Office Space and Retail. Retention of at least the same number of existing public car parking spaces
OAD/014	Sewage Works Employment Extension Oadby	Oadby	2.67*	Oadby St. Peter's	Severn Trent Water	Employment Land - B2, B8 use and / or E(g) uses
OAD/015	Land South of Gartree Road and North of the A6, Oadby	Oadby	60.0*	Oadby Woodlands	Urban and Civic	Residential (up to 1,000 dwellings in Oadby element). This site forms part of wider site that falls in neighbouring Authority area).

**Table 2: Submission Sites in Wigston and Kilby Bridge**

Initial Site Ref.	Site Name	Nearest Settlement	Area (Ha)	Ward(s)	Developer / Agent	Proposed Use
WIG/001	Land West of Welford Road	Wigston	3.25*	Wigston All Saints	Andrew Granger & Co	Residential: approximately 60 – 75 dwellings.
WIG/002	Wigston Meadows Phase 3	Wigston	Circa 26.0*	Wigston Meadowcourt	David Wilson Homes East Midlands	Residential: at least 400 dwellings.
WIG/003	Land North of Denbydale	Wigston	2.33	Wigston Meadowcourt	Jelson Limited	Residential: approximately 50 – 60 dwellings.
WIG/004	Land North of Newton Lane	Wigston	40.64	Wigston Meadowcourt	Jelson Limited	Residential: approximately 1,000 – 1,300 dwellings.
WIG/005	Highfield Farm	Wigston	21.08	Wigston Meadowcourt	Marble Property Services Ltd	Leisure: approximately 6,000 sqm
WIG/006	Land off Denbydale and Rosedale Road	Wigston	8.29	Wigston Meadowcourt	Jelson Limited	Residential and Agricultural: approximately 150 – 155 dwellings.
WIG/007	Land at Seven Oaks Farm, Newton Lane	Wigston	29.0	Wigston Meadowcourt	Westernrange Limited	Residential: approximately 610 – 810 dwellings.
WIG/008	Land at Newton Lane	Wigston	69.0*	Wigston Meadowcourt	Westernrange Limited and Jelson Limited	Residential: approximately 1,400 – 1,700 dwellings, a Local Centre and a new 1 FE Primary School.

Initial Site Ref.	Site Name	Nearest Settlement	Area (Ha)	Ward(s)	Developer / Agent	Proposed Use
WIG/009	Land West of Welford Road	Kilby Bridge	3.59*	Wigston All Saints	Mr Lee Hadfield (Private Landowner)	Residential: approximately 78 – 103 dwellings.
WIG/010	Land North of Glen Gorse Golf Course	Wigston	12.8*	Wigston Meadowcourt	Mather Jamie	Residential: approximately 280 – 370 dwellings.
WIG/011	Land Adjacent to Newton Lane	Wigston	7.87*	Wigston Meadowcourt	Mr David Coverdale (Private Landowner)	Residential or Residential Institution: approximately 350 – 395 dwellings.
WIG/012	Land north of centre (primarily focused on Junction Road car park) adjacent to Wakes Road / Junction Road, Wigston (Burgess Junction)	Wigston	Circa 1.0*	Wigston St. Wolstan's	OWBC	Mixed Use: 43 Residential Units, Office Space and Retail. Retention of at least the same number of existing public car parking spaces
WIG/013	Frederick Street towards the north of Bell Street,	Wigston	Circa 1.0*	Wigston St. Wolstan's	OWBC	Mixed Use: 43 Residential Units, Office Space and Retail. Retention of at least the same

Initial Site Ref.	Site Name	Nearest Settlement	Area (Ha)	Ward(s)	Developer / Agent	Proposed Use
	Wigston (Chapel Mill)					number of existing public car parking spaces
WIG/014	Land towards the south of the centre (primarily focussed on Paddock Street car park) between Bell Street and Paddock Street, Wigston (Long Lanes)	Wigston	Circa 1.0*	Wigston All Saints	OWBC	Mixed Use: 43 Residential Units, Office Space and Retail. Retention of at least the same number of existing public car parking spaces

**Table 3: Submission Sites in South Wigston**

Initial Site Ref.	Site Name	Nearest Settlement	Area (Ha)	Ward(s)	Developer / Agent	Proposed Use
SWIG/001	Magna Road Employment Extension South Wigston	South Wigston	0.55*	South Wigston	OWBC	Employment Land - B2, B8 use and / or E(g) uses

**Table 4: Submission Sites in Oadby and Wigston (Cross-Settlement)**

<b>Initial Site Ref.</b>	<b>Site Name</b>	<b>Nearest Settlement</b>	<b>Area (Ha)</b>	<b>Ward(s)</b>	<b>Developer / Agent</b>	<b>Proposed Use</b>
O&W/001	Glen Gorse Golf Course	Oadby Wigston	45.27	Oadby Brocks Hill Wigston Meadowcourt	Marble Property Services Ltd	Residential: approximately 630 – 1,080 dwellings.
O&W/002	Glen Gorse Golf Course and Highfield Farm	Oadby Wigston	66.49*	Oadby Brocks Hill Wigston Meadowcourt	Marble Property Services Ltd	Residential and Leisure: approximately 630 – 1,080 dwellings and 6,000 sqm of non-residential floorspace.

- 2.6 In total, the Council is considering 32 site submissions covering circa 336.17 hectares of land<sup>1</sup>.
- 2.7 Based purely on the figures submitted by landowners and / or site promoters, it is suggested that these sites would have capacity to accommodate approximately 4,422 to 5,622 dwellings.
- 2.8 With regards to non-residential options, 9,500 sqm of non-residential floorspace (listed as Health, Education or Leisure floorspace in the submissions) has been proposed, as well as land for employment, retail, commercial, community, institutional or cemetery uses.

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<sup>1</sup> Please note: This figure does not take account of all 32 individual submissions because in some instances, some parcels of land have been submitted more than once as part of wider sites, and therefore, only the whole site area, including all parcels, have been included in this calculation (using an asterisk\* in Tables 1 - 4).

### 3. Initial Site Assessments – Oadby

#### OAD/001 – Land at Stoughton Grange Farm

##### Location Plan of OAD/001 - Land at Stoughton Grange Farm



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Projected Scale - 1:2500. Paper Size - A4

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#### Contact and Site Details

- 3.1 This 3.63 hectare site, Land at Stoughton Grange Farm, north and east of Stoughton Grange Park Farm, Gartree Road, Oadby (Easting - 462935; Northing - 302148) was submitted by Stantec (Agent) on behalf of the Co-operative Group (Landowner).



- 3.2 The Site, which forms the basis of this submission, extends to approximately 3.63 hectares and forms part of the Stoughton Grange Farm Park complex and surrounding land. The Site is located off Gartree Road, in the north-east of the Borough. The former Stoughton Grange Estate and Stoughton Grange Farm Park, which the land is associated with, straddles the boundary between the Borough of Oadby and Wigston and Harborough District. The Site is host to a number of former agricultural buildings, which are now redundant, and areas of hard standing. The Site also incorporates areas of grassland and woodland which surround it, insofar as they lie within the Borough Council's administrative area. Beyond the Council's administrative area, the wider land holding includes the woodland, open grassland and water body associated with the former Stoughton Grange Hall.
- 3.3 The Site is currently designated as Green Wedge within the Local Plan (2019) and is immediately adjacent to the built-up area of Oadby, to the north and east of the Stoughton Grange Direction for Growth Allocation.

#### **Current and Proposed Use(s)**

- 3.4 The current use of this site is predominantly agricultural, as well as limited access open space with a small number of redundant agricultural buildings.
- 3.5 The Site submission material relating to the future use of the Site has been described as '*Leisure and Recreation*', with more detail provided, explaining that the land presents an opportunity for unobtrusive leisure and recreation uses, linked to the existing and potential future uses at neighbouring Stoughton Grange, which falls within the existing Direction of Growth Allocation.
- 3.6 It has been suggested that with suitable Policy safeguards, such uses would not undermine the objectives of the Green Wedge designation because the built element of any scheme, including car parking, could largely be contained to the previously developed areas of the Site. Furthermore, the land is well screened from public views and recreational infrastructure associated with such land uses, such as walking, cycling, woodland play and leisure pursuits, can be small in scale and sensitively designed within the landscape.

#### **What the Submission says about Suitability, Availability and Achievability**

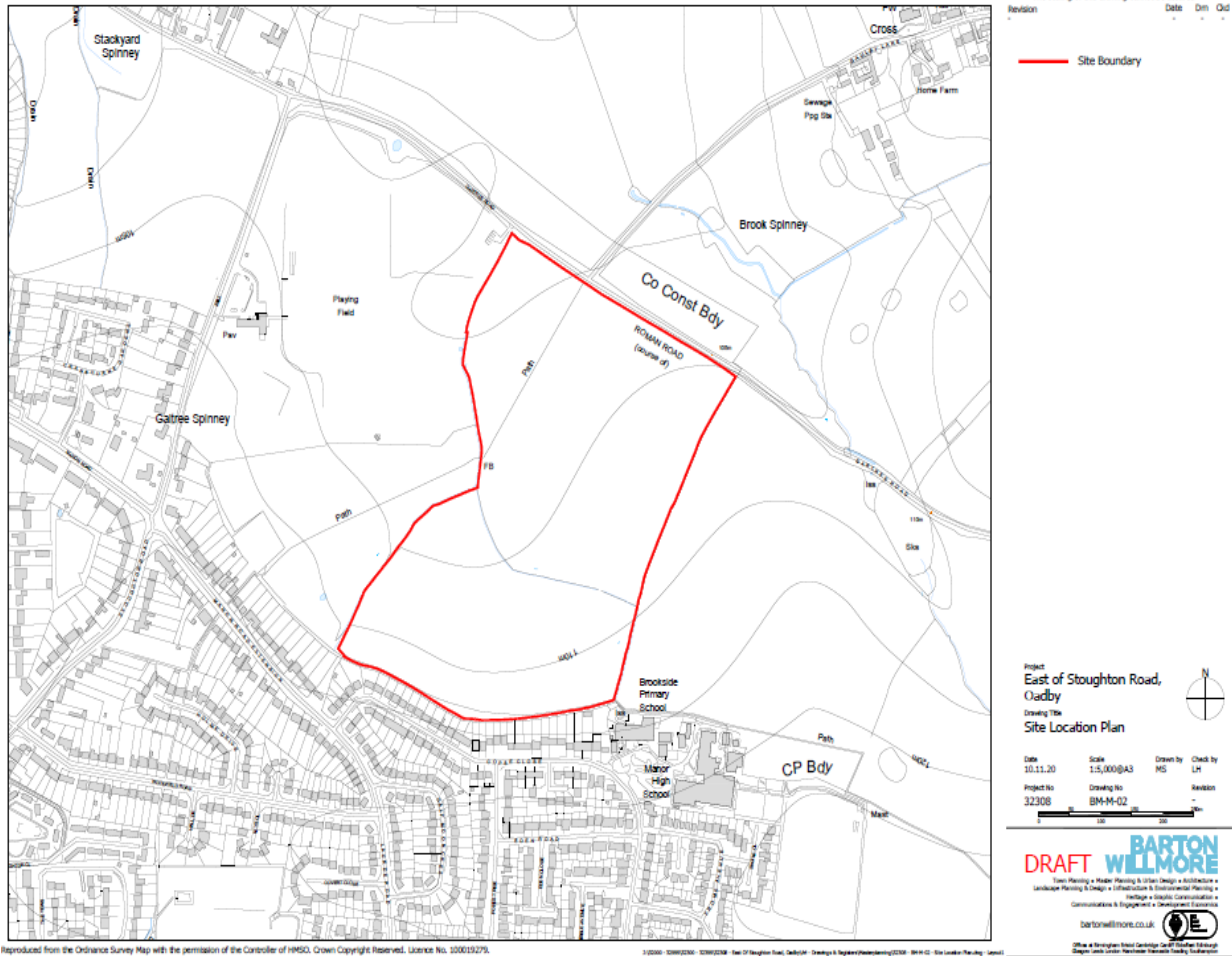
- 3.7 The submission documentation received indicates that there are no major constraints within or surrounding the site, although, there are mature trees and historic buildings in and around the site that would need to be considered as part of any forthcoming development proposal. There are three Grade II listed buildings and one locally listed building within 150m of the Site and therefore, given the nature of leisure and recreation uses proposed, the information submitted indicates that the proposed use of the Site is unlikely to adversely affect the setting of these assets.
- 3.8 The Site adjoins the Leicester Principal Urban Area (PUA) and the landowner of the site is in full support of the proposed future leisure and recreation use of this site. There are no viability issues declared with the proposed use for the site.
- 3.9 The submission documentation indicates that the site is suitable and available, as well as achievable within 5 years.

#### **Relevant Policy Considerations**

- 3.10 The following Local Policy designation and allocations are relevant at this stage:
- The Borough of Oadby and Wigston Local Plan (2019)
    - Local Plan Policy 18: Stoughton Grange Direction for Growth Allocation and Oadby Cemetery Allocation
    - Local Plan Policy 42: Green Wedges
- 3.11 The Site will be assessed further through the Local Plan process.

## OAD/002 – Land South of Gartree Road

### Location Plan of OAD/002 – Land South of Gartree Road



### Contact and Site Details

- 3.12 This is a 22.8 hectare site and is currently used as agricultural land. Land South of Gartree Road, Oadby, LE2 4FS (Easting – 463536, Northing – 301540) was submitted by Stantec (Agent) on behalf of the Co-operative Group (Landowner). The Site is located in the north-east of the Borough, east of Stoughton Road, beyond the Stoughton Road Playing Fields belonging to the University of Leicester.
- 3.13 The Site comprises two distinct land parcels, defined by strong hedgerow boundaries and sporadic trees. There are also a number of trees located to the north of the Site adjacent with the boundary with the aforementioned playing fields and along the southern boundary of the Site, adjacent to the rear gardens of the residential properties on Copse Close.
- 3.14 The Site comprises of greenfield land and, in technical terms, is suggested to be constraint free. In planning policy terms, the entire site lies within the designated Green Wedge, as

defined by the adopted Oadby and Wigston Local Plan (2019). In addition, the northernmost, and largest land parcel of the two, which adjoins Gartree Road to the north, is allocated in the adopted Local Plan for a Cemetery. In addition, there is also a Public Right of Way that runs through the site, north to south.

### **Current and Proposed Use(s)**

- 3.15 The Site is currently used as agricultural land. The submission documentation sets out that site investigations have revealed that due to the presence of shallow groundwater, the northern parcel of the Site is not suitable to serve as a cemetery and it is suggested that there is no realistic or viable solution that would remedy this position. Accordingly, it is suggested that it will not be possible for the Site to be used as a cemetery in accordance with the current Local Plan allocation.
- 3.16 The submitted Residential Suitability Assessment, prepared by WSP, appends the site investigation report in question and itself suggests that despite the shallow groundwater that prevents its allocated cemetery use, the Site (both parcels) could be suitability developed for residential use.
- 3.17 The submission documentation has assumed an achievable density of 35 dwellings per hectare, and that therefore, the site could provide approximately 467 dwellings. It is suggested that the Site is capable of accommodating a Policy compliant housing mix, including affordable homes. The Site would adjoin the existing playing fields to the west and would utilise the clear boundary to the east, providing a strong, defensible boundary to the settlement.

### **What the Submission says about Suitability, Availability and Achievability**

- 3.18 The submission documentation received suggests that other than being wholly located within the locally designated Green Wedge; the northern parcel of land having a Public Right of Way running through it; and, the northern parcel also being allocated for Cemetery use in the Council's current Local Plan (2019), there are no major constraints within or surrounding the site, although, there are some trees and hedgerows around the periphery of the site, albeit it is suggested that the proposed residential development would not impact upon them.

3.19 The Site adjoins the Leicester Principal Urban Area (PUA) and the landowner of the site is in full support of the proposed future residential use of this site. There are no viability issues declared with the proposed use for the site.

3.20 The submission documentation indicates that the site is suitable and available, as well as achievable within 5 years and that the trajectory for development of the site would be 5 to 6 years from commencement to completion.

### **Relevant Policy Considerations**

3.21 The following Local Policy designation and allocations are relevant at this stage:

- The Borough of Oadby and Wigston Local Plan (2019)
  - Local Plan Policy 18: Stoughton Grange Direction for Growth Allocation and Oadby Cemetery Allocation
  - Local Plan Policy 42: Green Wedges

3.22 The Site will be assessed further through the Local Plan process.

**OAD/003 – Land to the West, South and East of Spire Leicester Hospital, Gartree Road, Oadby**

**Location Plan of OAD/003 – Land to the West, South and East of Spire Leicester Hospital, Gartree Road, Oadby**



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Plotted Scale - 1:5000. Paper Size - A4

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**Contact and Site Details**

- 3.23 This 6.07 hectare site (suggested only circa 4.0 hectare available for development), Land to the West, South and East of Spire Leicester Hospital, Gartree Road, Oadby, LE2 2FF (Easting - 462409; Northing - 302106) was submitted by Stantec (Agent) on behalf of the Co-operative Group (Landowner).

- 3.24 The full extent of the Site extends to approximately 6.07 hectares and effectively wraps around the Spire Leicester Hospital site and eastwards into the existing Stoughton Grange Direction for Growth Allocation, to the south of Gartree Road in the north-east of the Borough.
- 3.25 The Site comprises two distinct land parcels, the first and largest, to the west is irregular in shape and wraps around the Spire Leicester Hospital. It provides a frontage to Gartree Road, to the west of the hospital access, and is bounded by residential properties to the west and south, which front Gartree Road, The Broadway and The Fairway.
- 3.26 A number of trees and hedgerows line the periphery of this parcel of land. The second parcel, to the east, is broadly triangular in shape and again has a frontage to Gartree Road to the north. The entirety of this parcel lies within the Stoughton Grange Direction for Growth Allocation, however a large proportion of the land has been safeguarded for a 'Proposed Transport Route'.
- 3.27 The eastern extent of this parcel is defined by the 'Proposed Transport Route', designated within the Local Plan (2019), to protect the desired route of the Eastern District Distributer Road (EDDR).
- 3.28 The Site is entirely greenfield and undeveloped. In policy terms, the parcel which wraps around the hospital has no relevant land designation.

### **Current and Proposed Use(s)**

- 3.29 The current land use for the site has been set out as 'vacant'. The submission recognises that owing to the Site's location, in that it is adjoined by residential development to the west, south and east (including the south of Gartree Road development currently under construction) the Site could be developed such that it has an acceptable relationship to the adjoining residents as well as the Hospital, and which respects the prevailing character of the surrounding area.
- 3.30 It is suggested that whilst the general residential character of the surrounding Leicester Principal Urban Area would make the Site suitable for further residential development (potentially including both Class C2 or C3 uses), the presence of the Hospital could equally mean that some form of development for Class E (e) or F1 uses, such as health or medical

facilities, clinics or associated education or training facilities, could also be appropriate on the western parcel.

- 3.31 The submission documentation has assumed an achievable density of 25 - 35 dwellings per hectare, and that therefore, the site could provide approximately 65 - 90 dwellings and taking account of site constraints. It is suggested that the site is capable of accommodating a policy compliant housing mix, including affordable homes.
- 3.32 As set out in the submission, alternatively or in addition to residential development, there is also potential for medical, health or educational development, or related uses in association with or complementary to the neighbouring Hospital, with the potential to accommodate approximately 3,500 sqm of additional floorspace.

### **What the Submission says about Suitability, Availability and Achievability**

- 3.33 The submission material indicates that there are gas and water main easements along the entirety of the eastern site boundary which are expected to reduce the land available for development by approximately 2 ha. There is also a Public Right of Way that crosses the site, as well as a number of mature trees and hedgerows within and around the periphery of the site that would be protected, as well as enhanced, through the planting of additional native trees within the site.
- 3.34 It is suggested that due to the shape of the Site, and its bordering land uses, approximately 65 per cent of the Site is likely to form the developable area, amounting to circa 2.6 ha. This restriction takes account of the protected Eastern District Distributor Route (EDDR) route, as designated in the Council's Plan.
- 3.35 The submission suggests that if the land that is currently designated for the 'Proposed Transport Route' could be utilised more land could become available for development within the Site, increasing the deliverable number of new units.
- 3.36 The submission material indicates that the parts of the land around Spire Leicester Hospital is currently leased by the Hospital. However, the submission goes on to state that there is the opportunity to surrender this lease if there was support for development of the land. It is suggested that there are no known viability issues and the owners are fully supportive of any redevelopment proposals. It is suggested that the site would be available within 5 years and once commenced, the redevelopment of the site would be completed within 1-2 years.



## **Relevant Policy Considerations**

3.37 The following Local Policy designation and allocations are relevant at this stage:

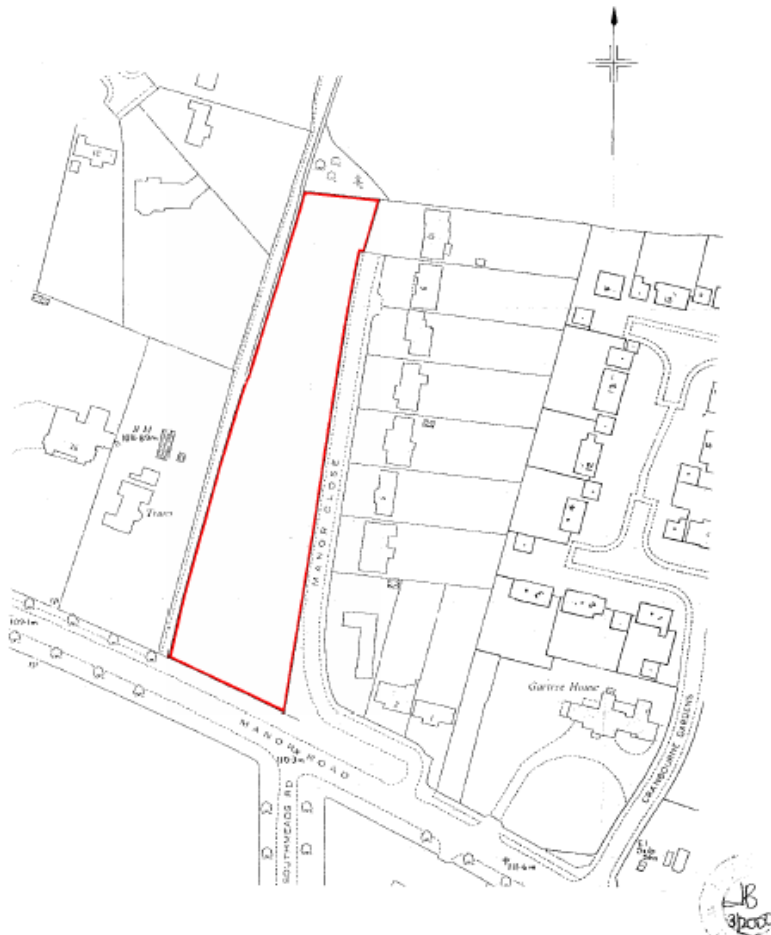
- The Borough of Oadby and Wigston Local Plan (2019)
  - Local Plan Policy 18: Stoughton Grange Direction for Growth Allocation and Oadby Cemetery Allocation

3.38 The Site will be assessed further through the Local Plan process.

## OAD/004 – Land North of Manor Road, Oadby

### Location Plan of OAD/004 – Land North of Manor Road, Oadby

H.M. LAND REGISTRY		TITLE NUMBER <b>LT 316555</b>
ORDNANCE SURVEY PLAN REFERENCE	SK 6201	Scale 1/1250
COUNTY LEICESTERSHIRE	DISTRICT OADBY AND WIGSTON	© Crown Copyright 1999



#### Contact and Site Details

- 3.39 This 0.6 hectare site, Land North of Manor Road, Oadby, (Easting - 462582; Northing - 301662) was submitted by Marble Property Services Limited (Agent) on behalf of an undisclosed Landowner.
- 3.40 The Site extends northwards from Manor Road and is adjacent to Manor Close, Oadby. The western boundary is also flanked by a Public Right of Way, which extends further north, leading to Gartree Road.

3.41 This parcel of land is defined by the 'Proposed Transport Route' that is designated within the Local Plan (2019) to protect the desired route of the Eastern District Distributer Road (EDDR) and lies wholly within the Leicester Principal Urban Area (PUA).

#### **Current and Proposed Use(s)**

3.42 The Site is entirely greenfield and undeveloped and is currently used as a Horses Paddock. The Site currently adjoins residential development to the west and east, and education land to the south and south-east, where the University of Leicester has its Oadby Student Village and Sports Complex.

3.43 The Site Submission Form indicates that the Agents consider that the site would be suitable for residential development (use class C3) and that the Site would be capable of accommodating between 4 to 8 dwellings with a mix of 3 to 5 bedrooms properties.

#### **What the Submission says about Suitability, Availability and Achievability**

3.44 The submission material suggests that there are no known site constraints and that the owner is fully supportive of the proposed development of the land for residential purposes.

3.45 The submission indicates that the land would be available for development within 5 years, there are no viability issues with the Site and that once the development of the site has commenced, the development would be completed within 2 years.

#### **Relevant Policy Considerations**

3.46 The following Local Policy designation and allocations are relevant at this stage:

- The Borough of Oadby and Wigston Local Plan (2019)

3.47 The Site will be assessed further through the Local Plan process.



- 3.49 The submission suggests that the Site is not used for any formal purpose by Leicester Racecourse Holdings Ltd.
- 3.50 The level of detail submitted as part of the submission was limited, but the documentation suggests that the land north of Palmerston Way, Oadby, could be considered for development.
- 3.51 The submission indicates that land held to the north of Palmerston Way is divorced from the rest of the racecourse, since being severed by the Ring Road (Palmerston Way) and the submission suggests that this land is now surplus to requirements for Leicester Racecourse Holdings Ltd.
- 3.52 The submission also suggests that previously, public uses such as a School development have been mooted for the Site. The submission goes on to state that the site presents an opportunity going forward for a range of possible uses. It is suggested that this site is not a critical part of the current Green Wedge designation and that it could accommodate some appropriate development. Leicester Racecourse Holdings Ltd consider that it could benefit from an institutional / or similar style use, as yet to be determined. It is suggested that this currently unused site in the heart of Greater Leicester is an appropriate site for development, in a Borough that has a shortage of available land.

#### **What the Submission says about Suitability, Availability and Achievability**

- 3.53 The submission suggests that the Site is in a highly sustainable location within the Leicester Principal Urban Area (PUA) and that it is well served by public transport and is within easy access to a wide variety of facilities by active transport modes.
- 3.54 The submission also indicates that if the pandemic has taught us anything, it is that the economic order continues to evolve at an ever increasing pace and that all requirements cannot be set out in a blueprint or masterplan, when considering development over the next 15 years.
- 3.55 The submission also acknowledges that allowance must be made for the evolution of requirements, citing that one existing building owned by the Racecourse was utilised as a major vaccinations centre to tackle the Covid-19 outbreak.

#### **Relevant Policy Considerations**

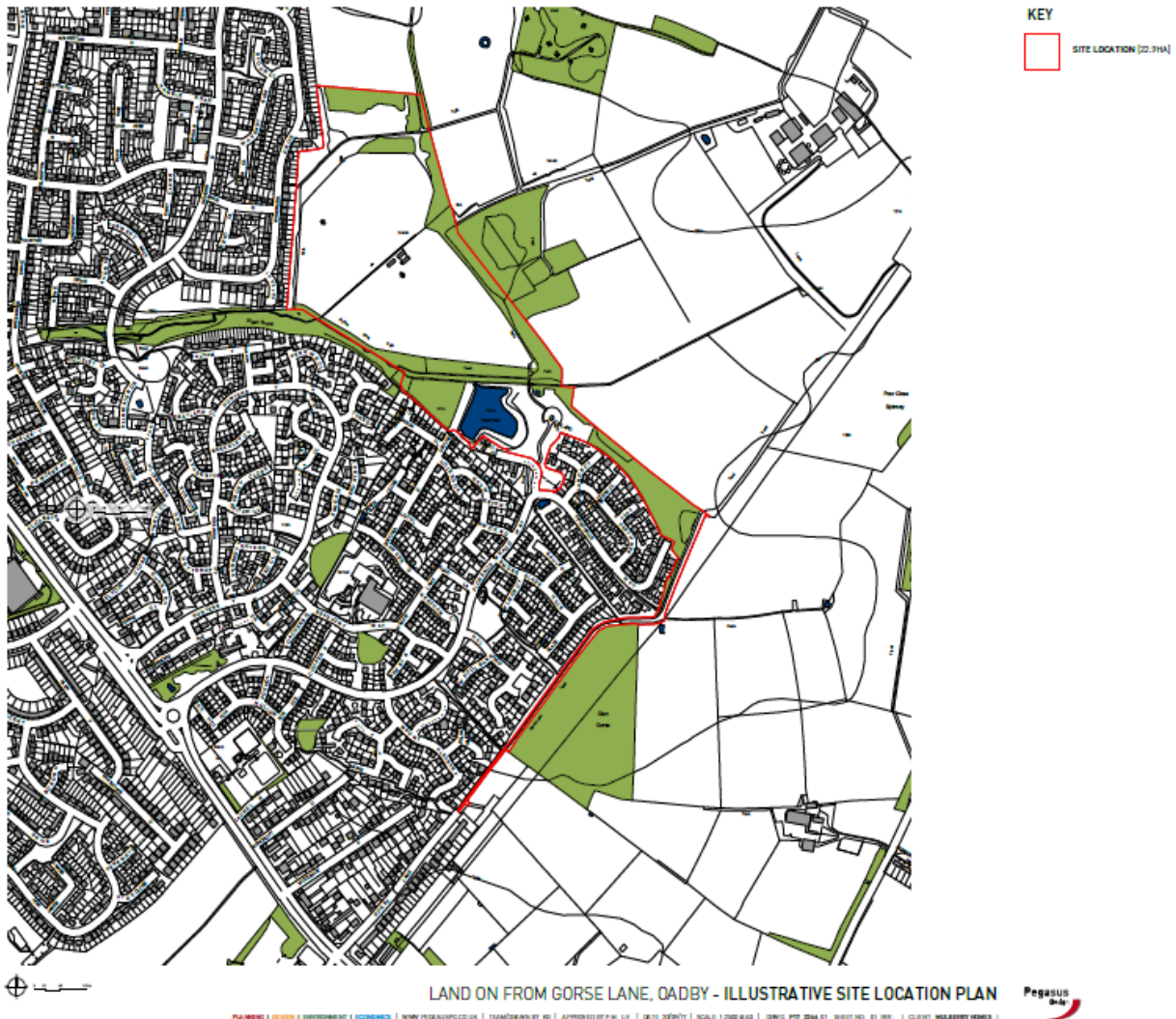
3.56 The following Local Policy designation and allocations are relevant at this stage:

- The Borough of Oadby and Wigston Local Plan (2019)
  - Local Plan Policy 42: Green Wedges

3.57 The Site will be assessed further through the Local Plan process.

## OAD/006 – Land at Oadby Grange

### Location Plan of OAD/006 – Land at Oadby Grange



### Contact and Site Details

- 3.58 This 22.9 hectare site, Land at Oadby Grange, off Florence Wragg Way / Bluebell Close, Oadby, (Easting - 463918; Northing - 300359) was submitted by Pegasus Group (Agent) on behalf of Mulberry Land (Developer) and Mrs B Walker (Landowner).
- 3.59 To the south of the site is a large drainage basin constructed as part of the recent residential development on adjoining land. The site is located on the eastern edge of Oadby, adjacent to the Leicester Principal Urban Area (PUA).

## **Current and Proposed Use(s)**

- 3.60 The Site comprises of a series of agricultural fields which are currently used for grazing and which abut existing residential development on two sides (to the south and west). The Site is well contained by existing trees and hedgerows which define the northern and eastern boundaries. There are hedgerows and groups of trees within the site that are concentrated along the edges of the fields.
- 3.61 According to the submission documentation, the Site has the potential to provide a logical extension to the urban area of Oadby, rounding off the settlement edge and providing for a development of approximately 300 – 330 homes (use class C3). It is suggested that the site could deliver a range of housing types and tenures, including affordable housing and Starter Homes at a proposed density of circa 35 dwellings per hectare.
- 3.62 The submission indicates that the development of the site could deliver a range of dwelling types including smaller 1 and 2 bedroom dwellings, including some apartments, as well as 2 – 4 bedroom houses. It is suggested that there are three Public Rights of Way that pass through the Site, all of which will be incorporated as part of the proposed residential scheme and Country Park, as illustrated within the documentation received as part of this submission.

## **What the Submission says about Suitability, Availability and Achievability**

- 3.63 The submission documentation indicates that the land at Oadby Grange would be seen as a suitable location for a residential development (use class C3), as well as for the potential to retain and enhance the Country Park.
- 3.64 The submission documentation also suggests that the site is considered suitable because:
- It is suitably located in relation to local services and facilities, as well as public transport links;
  - Preliminary assessments undertaken show that the site can fully mitigate any potential impacts;
  - The site's scale and surroundings offer the opportunity to provide generous landscaping and buffers between surrounding and proposed land uses to ensure that both existing and new residents enjoy a positive living environment; and,
  - Additional community benefits are to be determined in consultation with stakeholders, which can be secured through the development.



3.65 The submission documentation also suggests that the Site is under contract with Mulberry Land (Developer). It is suggested that the Landowner is said to be fully committed to the delivery of residential development on the Site and there are no known legal issues that would prevent the delivery of the site moving forward. It is suggested that the site is therefore deemed to be available for residential development.

3.66 The submission indicates that development of the site could commence within 5 years and that once appropriate planning permissions have been obtained, it is reasonable to expect circa 60 completions per annum. Therefore, completion of the development would be expected within 5-6 years of commencement.

### **Relevant Policy Considerations**

3.67 The following Local Policy designation and allocations are relevant at this stage:

- The Borough of Oadby and Wigston Local Plan (2019)
  - Local Plan Policy 43: Countryside

3.68 The Site will be assessed further through the Local Plan process.

## OAD/007 – Land South of Sutton Close

### Location Plan of OAD/007 – Land South of Sutton Close



### Contact and Site Details

3.69 The circa 9 hectare site, Land South of Sutton Close, Oadby, (Easting - 462563; Northing - 299089) was submitted by DLP Planning Ltd (Agent) on behalf of Bowbridge Homes (Option Holder / Developer) and Mr S.P Lucas and Mrs E Lucas (Landowners).

### Current and Proposed Use(s)

3.70 The Site is currently Greenfield and it is suggested that it is currently used for the production of cereal crops. The Site does not benefit from direct frontage access to the adopted highway network. The Site is bound on its northern border partially by existing residential properties and the adjacent Schools; Brocks Hill Primary School, Gartree High School and Beauchamp College.

3.71 The site area narrows toward the east and at its easternmost point it shares a boundary with the Coombe Park Recreational Ground, located to the southeast. To the south and west are agricultural fields and the position of the site could be described as adjacent to the existing Leicester Principal Urban Area (PUA).

3.72 The Site Submission Form indicates that the proposed use for this Site would be to develop between 50 to 170 residential units.

## **What the Submission says about Suitability, Availability and Achievability**

- 3.73 It is suggested that the reason why the submission gives quite a broad range of potential number of dwellings achievable is because there are two potential vehicular access points available:
- From the north via the existing residential development (the submission indicates that Bowbridge Homes has purchased No. 8, Sutton Close, Oadby, in order to achieve a single access driveway; or,
  - Through the adjacent development, Land at Cottage Farm (Ref. 19/00356/OUT) which makes provision for future access through to this Site, Land South of Sutton Close, Oadby.
- 3.74 The submission documentation provides a detailed update and assessment of the impact and opportunities that each access option has upon the capacity of the site. It also indicates that this should not be considered a constraint to development. At this stage, based upon the submission received, it is clear that there are a combination of options potentially available with which to maximise the site's potential yield, although access arrangements into the Site are still need to be finalised. It was confirmed during a virtual meeting to discuss the Site submission on Friday 19th March 2021 between the Council and DLP Planning Ltd that dialogue with the Highway Authority would be instigated by the Option Holder on behalf of the Landowners in the near future to investigate these options further.
- 3.75 The submission documentation received indicates that other than the Site being wholly located within the locally designated Green Wedge; there are no major constraints within or surrounding the site.
- 3.76 As stated above, the Site Submission Form indicates that the proposed use for this Site would be to develop between 50 to 170 residential units. It is suggested that if the higher number of units is achievable, this would equate to 18 dwellings per hectare and would provide a combination of market and affordable homes.
- 3.77 It is suggested that the Landowners are fully supportive of the objective to develop the site for residential purposes and envisage that the site would be available within 5 years, and once the appropriate permissions are granted and the number of dwellings determined (dependent upon capacity of the access arrangements) the site would be completed within 3 years of commencement.

## Relevant Policy Considerations

3.78 The following Local Policy designation and allocations are relevant at this stage:

- The Borough of Oadby and Wigston Local Plan (2019)
  - Local Plan Policy 42: Green Wedges

3.79 The Site will be assessed further through the Local Plan process. However, in order for the Council to fully determine the sites capacity in the future, more certainty over the access arrangement(s) for the site will be required.

### **November 2021 – Access Arrangements Update**

*'To provide vehicular access to the site there are two main options; either from Sutton Close to the north or via Phase 2B of the development to the south. The northern boundary of the site abuts a number of existing residential properties. These properties are accessed from the short Cul-de-Sac lengths from Sutton Close and Triton Drive. Bowbridge Land Ltd has confirmed the acquisition of 8 Sutton Close, which lies towards the south eastern boundary of Sutton Close and provides a logical point of access into the wider development land to the south. Bowbridge Land Ltd and the owners of 8 Sutton Close are at advanced stages of finalising the legal agreement which will guarantee delivery of the access in the form agreed as being acceptable with the highways department. Further evidence of this can be provided if necessary.*

*If appropriate, a link between the site and Phase 2B of the Cottage Farm development could be also delivered and this could form part of any reserved matters application for the northern element of the Phase 2B application which is currently approved in outline only. Confirmation has been provided by Bowbridge Land Ltd that the landowners are in agreement on the potential to deliver the link between the two sites. On the basis of the above, it is therefore considered that the site can be appropriately accessed and access is not a barrier to development in this regard'.*

## OAD/008 – Half of Glen Gorse Golf Course

### Location Plan of OAD/008 – Half of Glen Gorse Golf Course



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### Contact and Site Details

3.80 This 12.69 hectare Site, Half of Glen Gorse Golf Course, Glen Road, Oadby, LE2 4RF (Easting - 463686; Northing - 299099) was submitted by Marble Property Services Limited (Agent) on behalf of Glen Gorse Golf Course Limited (Landowner).

### Current and Proposed Use(s)

3.81 This Site submission consists of approximately half of the existing Glen Gorse Golf Course, incorporating the existing Club House and car park adjacent to the A6, Glen Road. The current use of the Site is considered to be Leisure-based and is situated adjacent to the Leicester Principal Urban Area (PUA).

3.82 The submission proposes to develop this Site for residential purposes, either for use class C3, or, as housing for older people. The Site Submission Form indicates that the Site would

be able to accommodate between 224 to 336 residential units, with a mix of 2 to 5 bedroom market, starter and affordable properties. If the site was developed at 21 units per hectare, the site is capable of delivering 252 units in total.

### **What the Submission says about Suitability, Availability and Achievability**

- 3.83 The submission documentation indicates that this parcel of land, currently identified as 'Countryside' land in the Borough's Local Plan (2019), would be suitable for a residential development for market or older people.
- 3.84 The submission documentation suggests that the site is considered suitable with no major constraints identified and that it is within close proximity to the A6, Glen Road.
- 3.85 The submission documentation also suggests that the Landowner(s) are fully committed to the delivery of residential development on the Site and there are no known viability issues that would prevent the delivery of the site moving forwards.
- 3.86 It is suggested that the Site is therefore deemed to be available for residential development within 5 years and that once appropriate planning permissions have been obtained, it is suggested that completion of the development would be expected within 5 years of commencement.

### **Relevant Policy Considerations**

- 3.87 The following Local Policy designation and allocations are relevant at this stage:
- The Borough of Oadby and Wigston Local Plan (2019)
    - Local Plan Policy 43: Countryside
- 3.88 The Site will be assessed further through the Local Plan process.

**OAD/009 – Land South of Gartree Road and East of Stoughton Road, Oadby (Primary Masterplan)**

**Location Plan of OAD/009 – Land South of Gartree Road and East of Stoughton Road, Oadby (Primary Masterplan)**



**Contact and Site Details**

3.89 This is a 33.65 hectare site and is agricultural land currently, with a small parcel (approximately 0.3 hectares), to the east of Stoughton Road and south of the main site of the University of Leicester’s Stoughton Road Playing Fields, forming a University football pitch, which is an annex to the main Playing Fields Land South of Gartree Road and East of Stoughton Road, Oadby, LE2 4FS (Easting – 463536, Northing – 301540) was submitted

by Stantec (Agent) on behalf of the Co-operative Group and University of Leicester (Landowners). The Site is located in the north-east of the Borough, east of Stoughton Road, east and south of the Stoughton Road Playing Fields belonging to the University of Leicester.

- 3.90 The Site comprises four distinct land parcels, defined by strong hedgerow boundaries and sporadic trees. There are also a number of trees located to the north of the Site adjacent with the boundary with the Playing Fields and along the southern boundary of the Site, adjacent to the rear gardens of the residential properties on Manor Road Extension and Copse Close. As described above, one of the aforementioned land parcels is occupied by one of the University's football pitches.
- 3.91 The Site comprises of greenfield land and, in technical terms, is suggested to be constraint free. In planning policy terms, the entire site lies within the designated Green Wedge, as defined by the adopted Oadby and Wigston Local Plan (2019). In addition, the northernmost, and largest land parcel of the two, which adjoins Gartree Road to the north, is allocated in the adopted Local Plan for a Cemetery. In addition, there is also a Public Right of Way that runs through the site.

### **Current and Proposed Use(s)**

- 3.92 The Site is currently used as agricultural land, with a small parcel (approximately 0.3 hectares), to the east of Stoughton Road and south of the main site of the University of Leicester's Stoughton Road Playing Fields, forming a University football pitch. This Primary Masterplan site submission sets out that site investigations have revealed that due to the presence of shallow groundwater, the northern parcel of the Site is unlikely to be suitable to serve as a cemetery and it is suggested that there is no realistic or viable solution that would remedy this position. Accordingly, it is suggested that it will not be possible for the Site to be used as a cemetery in accordance with the current Local Plan allocation.
- 3.93 The submitted Residential Suitability Assessment, prepared by WSP, appends the site investigation report in question and itself suggests that despite the shallow groundwater that prevents its allocated cemetery use, the Site (all parcels) could be suitably developed for residential use.
- 3.94 The submission documentation has assumed an achievable density of 35 dwellings per hectare, and that therefore, the site could provide approximately 600 dwellings. In addition, part of the site adjacent to Stoughton Road has been identified for potential commercial or



community use (approximately 0.4 hectares). The proposal also indicates the re-location of the existing private University football pitch to a location in the north of the Site, and to the east of the existing Playing Fields, providing convenient access. Furthermore, it is suggested that the masterplan has adopted a landscape-led approach that would retain and enhance the existing field boundaries, utilising the topography of the Site to form sustainable drainage system (SuDs) attenuation ponds and providing extensive areas of public open space and green infrastructure, equivalent to approximately 14.2 hectares.

### **What the Submission says about Suitability, Availability and Achievability**

- 3.95 The submission documentation received suggests that other than being wholly located within the locally designated Green Wedge; as well as having a Public Right of Way running through it; and, the northern parcel also being allocated for Cemetery use in the Council's current Local Plan (2019), there are no major constraints within or surrounding the site, although, there are some trees and hedgerows around the periphery of the site, albeit it is suggested that the proposed residential development would not impact upon them. The Primary Concept Masterplan is residential led, with residential properties proposed across the component land parcels across the Site. The proposal incorporates two vehicular access points from Stoughton Road as well as a third from Gartree Road, in addition to pedestrian and cycle routes across the Site.
- 3.96 The Site adjoins the Leicester Principal Urban Area (PUA) and the landowners of the site are in full support of the proposed future residential use of this site. There are no viability issues declared with the proposed use for the site.
- 3.97 The submission documentation indicates that the site is suitable and available, as well as achievable within 5 years and that the trajectory for development of the site would be 5 to 6 years from commencement to completion assuming 2-3 developer outlets.

### **Relevant Policy Considerations**

- 3.98 The following Local Policy designation and allocations are relevant at this stage:
- The Borough of Oadby and Wigston Local Plan (2019):
    - Local Plan Policy 18: Stoughton Grange Direction for Growth Allocation and Oadby Cemetery Allocation
    - Local Plan Policy 42: Green Wedges

3.99 The Site will be assessed further through the Local Plan process.

**OAD/010 – Land South of Gartree Road and East of Stoughton Road, Oadby (Variant Option 1)**

**Location Plan of OAD/010 – Land South of Gartree Road and East of Stoughton Road, Oadby (Variant Option 1)**



**Contact and Site Details**

3.100 This is a 33.65 hectare site and is agricultural land currently, with a small parcel (approximately 0.3 hectares), to the east of Stoughton Road and south of the main site of the University of Leicester’s Stoughton Road Playing Fields, forming a University football pitch, which is an annex to the main Playing Fields Land South of Gartree Road and East of Stoughton Road, Oadby, LE2 4FS (Easting – 463536, Northing – 301540) was submitted

by Stantec (Agent) on behalf of the Co-operative Group and University of Leicester (Landowners). The Site is located in the north-east of the Borough, east of Stoughton Road, east and south of the Stoughton Road Playing Fields belonging to the University of Leicester.

- 3.101 The Site comprises four distinct land parcels, defined by strong hedgerow boundaries and sporadic trees. There are also a number of trees located to the north of the Site adjacent with the boundary with the Playing Fields and along the southern boundary of the Site, adjacent to the rear gardens of the residential properties on Manor Road Extension and Copse Close. As described above, one of the aforementioned land parcels is occupied by one of the University's football pitches.
- 3.102 The Site comprises of greenfield land and, in technical terms, is suggested to be constraint free. In planning policy terms, the entire site lies within the designated Green Wedge, as defined by the adopted Oadby and Wigston Local Plan (2019). In addition, the northernmost, and largest land parcel of the two, which adjoins Gartree Road to the north, is allocated in the adopted Local Plan for a Cemetery. In addition, there is also a Public Right of Way that runs through the site.

### **Current and Proposed Use(s)**

- 3.103 The Site is currently used as agricultural land, with a small parcel (approximately 0.3 hectares), to the east of Stoughton Road and south of the main site of the University of Leicester's Stoughton Road Playing Fields, forming a University football pitch. Although the Primary Masterplan discussed above represents the preferred option for the Site's future development, provided suitable and robust evidence that justifies the provision of a cemetery in this location and that the aforementioned ground constraints can be overcome, Variant Option 1 provides for residential development within the southern parcels, and incorporates a large cemetery area of land to the north-east of the Site.
- 3.104 Variant Option 1 proposal also indicates that two vehicular access points could be achieved from Stoughton Road, as well as two vehicular access points from Gartree Road, one serving the main residential development with the other serving the proposed cemetery.
- 3.105 The submission documentation has assumed an achievable density of 35 dwellings per hectare (dph), and that therefore, the site could provide approximately 380 dwellings. In addition, part of the site adjacent to Stoughton Road has been identified for potential commercial or community use (approximately 0.4 hectares). The proposal also indicates

the re-location of the existing private University football pitch to a location in the north of the Site, and to the east of the existing Playing Fields, providing convenient access.

Furthermore, it is suggested that the option provides for extensive landscaping and public open space, as well as enhancements to the existing Public Rights of Way which run through the Site, new links to the surrounding footpath network, as well as new planting, providing a strong, defensible boundary to the settlement and surrounding Green Wedge.

### **What the Submission says about Suitability, Availability and Achievability**

- 3.106 The submission documentation received suggests that other than being wholly located within the locally designated Green Wedge; as well as having a Public Right of Way running through it; and, the northern parcel also being allocated for Cemetery use in the Council's current Local Plan (2019), there are no major constraints within or surrounding the site, although, there are some trees and hedgerows around the periphery of the site, albeit it is suggested that the proposed residential development would not impact upon them. Variant Option 1 provides for a large cemetery, albeit made narrower and elongated compared to the existing allocation to accommodate a separate residential vehicular access into the Site from Gartree Road, and to facilitate the relocation of the sports pitch. This option has the potential to deliver approximately 380 dwellings at 35 dph.
- 3.107 The Site would adjoin the Leicester Principal Urban Area (PUA) to the west and south and the landowners of the site are in full support of the proposed future use(s) of this site, provided suitable and robust evidence that justifies the provision of a cemetery in this location is provided. There are no viability issues declared with the proposed use for the site.
- 3.108 The submission documentation indicates that the site is suitable and available, as well as achievable within 5 years and that the trajectory for development of the site would be 4 to 5 years from commencement to completion, assuming 1 – 2 developer outlets.

### **Relevant Policy Considerations**

3.109 The following Local Policy designations and allocations are relevant at this stage:

- The Borough of Oadby and Wigston Local Plan (2019):
  - Local Plan Policy 18: Stoughton Grange Direction for Growth Allocation and Oadby Cemetery Allocation

- Local Plan Policy 42: Green Wedges

3.110 The Site will be assessed further through the Local Plan process.

**OAD/011 – Land South of Gartree Road and East of Stoughton Road, Oadby (Variant Option 2)**

**Location Plan of OAD/011 – Land South of Gartree Road and East of Stoughton Road, Oadby (Variant Option 2)**



**Contact and Site Details**

3.111 This is a 33.65 hectare site and is agricultural land currently, with a small parcel (approximately 0.3 hectares), to the east of Stoughton Road and south of the main site of the University of Leicester’s Stoughton Road Playing Fields, forming a University football pitch, which is an annex to the main Playing Fields Land South of Gartree Road and East of Stoughton Road, Oadby, LE2 4FS (Easting – 463536, Northing – 301540) was submitted

by Stantec (Agent) on behalf of the Co-operative Group and University of Leicester (Landowners). The Site is located in the north-east of the Borough, east of Stoughton Road, east and south of the Stoughton Road Playing Fields belonging to the University of Leicester.

- 3.112 The Site comprises four distinct land parcels, defined by strong hedgerow boundaries and sporadic trees. There are also a number of trees located to the north of the Site adjacent with the boundary with the Playing Fields and along the southern boundary of the Site, adjacent to the rear gardens of the residential properties on Manor Road Extension and Copse Close. As described above, one of the aforementioned land parcels is occupied by one of the University's football pitches.
- 3.113 The Site comprises of greenfield land and, in technical terms, is suggested to be constraint free. In planning policy terms, the entire site lies within the designated Green Wedge, as defined by the adopted Oadby and Wigston Local Plan (2019). In addition, the northernmost, and largest land parcel of the two, which adjoins Gartree Road to the north, is allocated in the adopted Local Plan for a Cemetery. In addition, there is also a Public Right of Way that runs through the site.

#### **Current and Proposed Use(s)**

- 3.114 The Site is currently used as agricultural land, with a small parcel (approximately 0.3 hectares), to the east of Stoughton Road and south of the main site of the University of Leicester's Stoughton Road Playing Fields, forming a University football pitch. Although the Primary Masterplan discussed above represents the preferred option for the Site's future development, provided suitable and robust evidence that justifies the provision of a cemetery in this location and that the aforementioned ground constraints can be overcome, Variant Option 2 sits in between the Primary Masterplan Option and Variant Option 1 in terms of the development proposed. It proposes a smaller cemetery area with residential development to the south and west. It proposes the same development densities as the two previous options, as well as the proposed commercial and community uses. The Option could deliver approximately 500 dwellings.
- 3.115 Variant Option 2 proposal also indicates that two vehicular access points could be achieved from Stoughton Road, as well as two vehicular access points from Gartree Road, one serving the main residential development with the other serving the proposed cemetery.



3.116 The submission documentation has assumed an achievable density of 35 dwellings per hectare (dph), and that therefore, the site could provide approximately 500 dwellings. In addition, part of the site adjacent to Stoughton Road has been identified for potential commercial or community use (approximately 0.4 hectares). The proposal also indicates the re-location of the existing private University football pitch to a location in the north of the Site, and to the east of the existing Playing Fields, providing convenient access. Furthermore, it is suggested that the option provides for extensive landscaping and public open space, as well as enhancements to the existing Public Rights of Way which run through the Site, new links to the surrounding footpath network, as well as new planting, providing a strong, defensible boundary to the settlement and surrounding Green Wedge.

### **What the Submission says about Suitability, Availability and Achievability**

3.117 The submission documentation received suggests that other than being wholly located within the locally designated Green Wedge; as well as having a Public Right of Way running through it; and, the northern parcel also being allocated for Cemetery use in the Council's current Local Plan (2019), there are no major constraints within or surrounding the site, although, there are some trees and hedgerows around the periphery of the site, albeit it is suggested that the proposed residential development would not impact upon them. Variant Option 2 provides for a smaller than currently allocated cemetery, accommodating for a separate residential vehicular access into the Site from Gartree Road, and to facilitate the relocation of the sports pitch. This option has the potential to deliver approximately 500 dwellings at 35 dph.

3.118 The Site would adjoin the Leicester Principal Urban Area (PUA) to the west and south and the landowners of the site are in full support of the proposed future use(s) of this site, provided suitable and robust evidence that justifies the provision of a cemetery in this location is provided. There are no viability issues declared with the proposed use for the site.

3.119 The submission documentation indicates that the site is suitable and available, as well as achievable within 5 years and that the trajectory for development of the site would be 5 to 6 years from commencement to completion, assuming 2 developer outlets.

### **Relevant Policy Considerations**

3.120 The following Local Policy designations and allocations are relevant at this stage:

- The Borough of Oadby and Wigston Local Plan (2019):
  - Local Plan Policy 18: Stoughton Grange Direction for Growth Allocation and Oadby Cemetery Allocation
  - Local Plan Policy 42: Green Wedges

3.121 The Site will be assessed further through the Local Plan process.

## OAD/012 - Land at East Street Car Park, Oadby (Brooksby Square)

### Location Plan of OAD/012 - Land at East Street Car Park, Oadby (Brooksby Square)

Location Plan of OAD\_012 - Land at East Street Car Park, Oadby (Brooksby Square)



### Contact and Site Details

3.122 This circa 1.0 hectare site, Land at East Street Car Park, Oadby (Brooksby Square) (Easting- 462206; Northing – 300671) is an allocated site in the Borough Council's currently adopted Local Plan (2019) but has yet to be developed. Therefore, this Site Option is to be rolled forward and considered as part of the Council's emerging draft New Local Plan for its suitability and deliverability.

### Current and Proposed Use(s)

3.123 There are two allocated land areas in Oadby District Centre, at Sandhurst Street car park and East Street car park. They are both allocated to deliver mixed use development, cumulatively proposing retail and up to 76 residential units.

## OAD/013 - Land at Sandhurst Street Car Park, Oadby (Baxter's Place)

### Location Plan of OAD/013 - Land at Sandhurst Street Car Park, Oadby (Baxter's Place)

Location Plan of OAD\_013 - Land at Sandhurst Street Car Park, Oadby (Baxter's Place)



### Contact and Site Details

3.124 This circa 1.0 hectare site, Land at Sandhurst Street Car Park, Oadby (Baxter's Place) (Easting- 462061; Northing – 300577) is an allocated site in the Borough Council's currently adopted Local Plan (2019) but has yet to be developed. Therefore, this Site Option is to be rolled forward and considered as part of the Council's emerging draft New Local Plan for its suitability and deliverability.

### Current and Proposed Use(s)

3.125 There are two allocated land areas in Oadby District Centre, at Sandhurst Street car park and East Street car park. They are both allocated to deliver mixed use development, cumulatively proposing retail and up to 76 residential units.

## OAD/014 - Sewage Works Employment Extension, Oadby

### Location Plan of OAD/014 - Sewage Works Employment Extension, Oadby

Location Plan of OAD\_014 - Sewage Works Employment Extension, Oadby



#### Contact and Site Details

3.126 This 2.67 hectare site, Sewage Works Employment Extension, Oadby (Easting- 461503; Northing – 300228) is an allocated site in the Borough Council's currently adopted Local Plan (2019) but has yet to be developed. Therefore, this Site Option is to be rolled forward and considered as part of the Council's emerging draft New Local Plan.

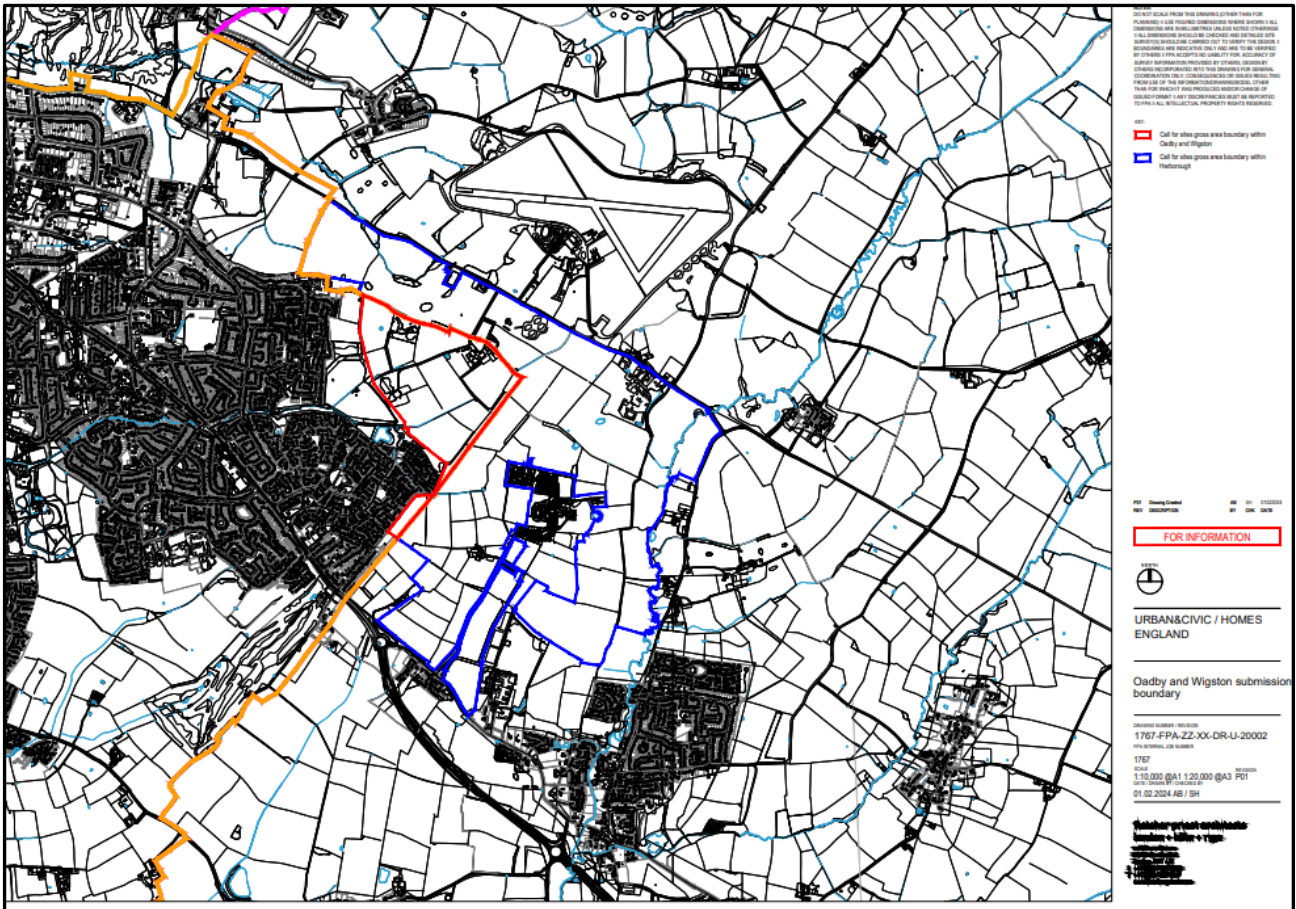
#### Current and Proposed Use(s)

3.127 This Site is currently in active use by Severn Trent Water as Oadby Sewage Treatment Works. The Site is located adjacent to Kenilworth Drive Identified Employment Area; Leicester Racecourse; the Borough Council's Depot; and, Leicestershire County Council's Recycling and Household Waste Site.

3.128 As part of the adopted Local Plan, it was demonstrated that the works will become surplus to requirements over the lifespan of the current Plan to 2031 and that the Site would form an extension to the existing Kenilworth Drive Identified Employment Area in Oadby.

## OAD/015 – Land South of Gartree Road and North of the A6, Oadby

### Location Plan of OAD/015 – Land South of Gartree Road and North of the A6, Oadby



### Contact and Site Details

3.129 This 60.0 hectare site on land to the eastern fringe of Oadby is located south of Gartree Road in Oadby Woodlands Ward (Easting – 464411, Northing – 300426).

1.130 This Site has been submitted by Quod (Agent) on behalf of Urban & Civic (Landowner). The Site area within the Borough of Oadby and Wigston is being promoted as part of a wider proposal that also falls in the neighbouring District of Harborough. Urban & Civic are exploring the wider option in partnership with Homes England.

1.131 The wider proposal is for a total site area of 263.0 ha, of which 203.0 ha is in Harborough District and 60.0 ha is in the Borough of Oadby and Wigston.

## Current and Proposed Use(s)

- 3.132 The element of the Site submission located in the Borough of Oadby and Wigston is currently used for agricultural purposes in association with Lodge Farm. The Site is predominantly Greenfield, although there are some brownfield elements at Lodge Farm in the eastern parcel where agricultural buildings are located. There are established hedgerows and sporadic trees separating field boundaries, as well as some clusters of mature trees and woodland in the northern and western parcels. There are Public Right of Way running through the Site.
- 3.133 The submission documentation has suggested that of the 60.0 hectare site in the Borough, 37 hectares is deemed suitable for development, but of that gross development land, 30% would be allocated for public open space, access roads and infrastructure, including social infrastructure including new schools. The submission also suggests that densities will vary depending on location and access to public transport but an average of 35 dph has been used to generate site capacity of up to 1,000 dwellings.
- 3.134 The submission also suggests that the types and amounts of non-residential uses will be subject to further work (across the entire cross-authority Site) but it is currently envisaged that it will include local commercial uses, including shops and services, to meet the day to day needs of residents and support entrepreneurship and business development, combined with public services to meet the needs of the new residents and potentially address gaps in current local provision.

**Table 1. Proposed Site Areas and Capacity**

Council Area	Hectares	Gross Developable Area	Net Developable Area	Dwellings Per Hectare (DPH)	Homes
Harborough District Council	316	130	70%	35	Up to 3,000
Oadby and Wigston District Council	60	37	70%	35	Up to 1,000
<b>Total</b>	<b>376</b>	<b>167</b>	<b>0</b>	<b>35</b>	<b>Up to 4,000</b>

*Note: Gross developable area includes public open space, outdoor play, key access roads, infrastructure including substations and water attenuation and 2 primary schools.*



### **What the Submission says about Suitability, Availability and Achievability**

- 3.135 The submission documentation suggests that subject to the response from the relevant Authorities, the Partners will undertake more detailed Masterplanning, Site Capacity and Infrastructure Assessment work to demonstrate the potential role it can play in delivering an early and meaningful contribution to meeting housing need, as well as delivering economic and social vitality in Oadby and Wigston, including significantly enhancing accessibility in the locale.
- 3.136 The submission documentation indicates that the Site is suitable and available, with commencement of development possible within 5 years (subject to planning permission being obtained) and that the trajectory for the delivery of the entire cross-boundary Site could be achievable within 10 to 15 years from commencement to completion.

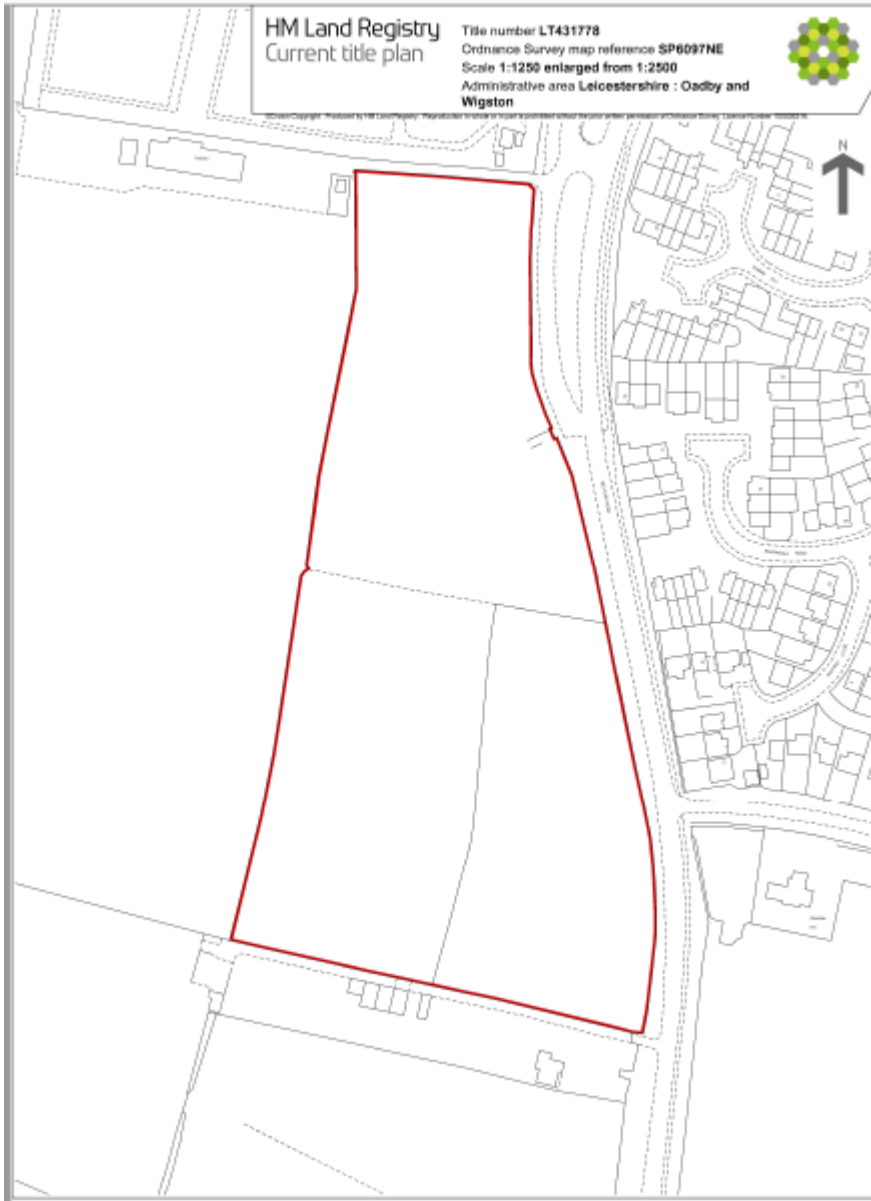
### **Relevant Policy Considerations**

- 3.137 The following adopted Local Policy designations and allocations are relevant at this stage:
- The Borough of Oadby and Wigston Local Plan (2019):
    - Local Plan Policy 43 - Countryside
- 3.138 The Site will be assessed further through the Local Plan process.

## 4. Initial Site Assessments – Wigston

### WIG/001 – Land West of Welford Road

#### Location Plan of WIG/001 - Land West of Welford Road



#### Contact and Site Details

- 4.1 This 3.25 hectare Site, Land West of Welford Road, Wigston, LE18 3TE (Easting - 460997; Northing - 297663) was submitted by Andrew Granger and Co Ltd (Agent) on behalf of Mr CG Holmes, Mrs BE Bentley, Mrs MJ Beasley and Mr JT Wilkinson (Landowners) and Davidsons Developments Ltd (Option Holder).

- 4.2 The Site is bound on its northern border by an existing access road to South Leicestershire Rugby Football Club (SLRFC) and a cemetery beyond, rugby pitches to the west, residential properties to the east of Welford Road, and, a new residential development to the south being built developed by Redrow Homes.
- 4.3 The Site is situated adjacent to the existing Leicester Principal Urban Area (PUA) and currently identified as 'Countryside' land in the Borough's Local Plan (2019).

#### **Current and Proposed Use(s)**

- 4.4 The Site is Greenfield and is currently used for agricultural purposes.
- 4.5 The submission documentation indicates that the proposed use for the Site is to develop 60 to 75 residential units, at circa 30 dwellings per hectare. It is suggested that Heads of Terms have been agreed on an Option Agreement with National house builder who is active in the local area and a mix of market, starter and affordable homes will be developed.

#### **What the Submission says about Suitability, Availability and Achievability**

- 4.6 The submission documentation indicates that this parcel of land would be suitable for a residential development, with no major constraints identified, although the Site is located within the Nitrate Vulnerable Zone SOAR R, although this is not expected to pose a constraint to any future development.
- 4.7 The submission documentation also suggests that the Landowner(s) are fully committed to the delivery of residential development on the Site and there are no known viability issues that would prevent the delivery of the site moving forwards.
- 4.8 It is suggested that the Site is therefore deemed to be available for residential development within 5 years and that once appropriate planning permissions have been obtained, it is suggested that completion of the development would be expected within 2 to 3 years of commencement at 30 dwellings per annum.

#### **Relevant Policy Considerations**

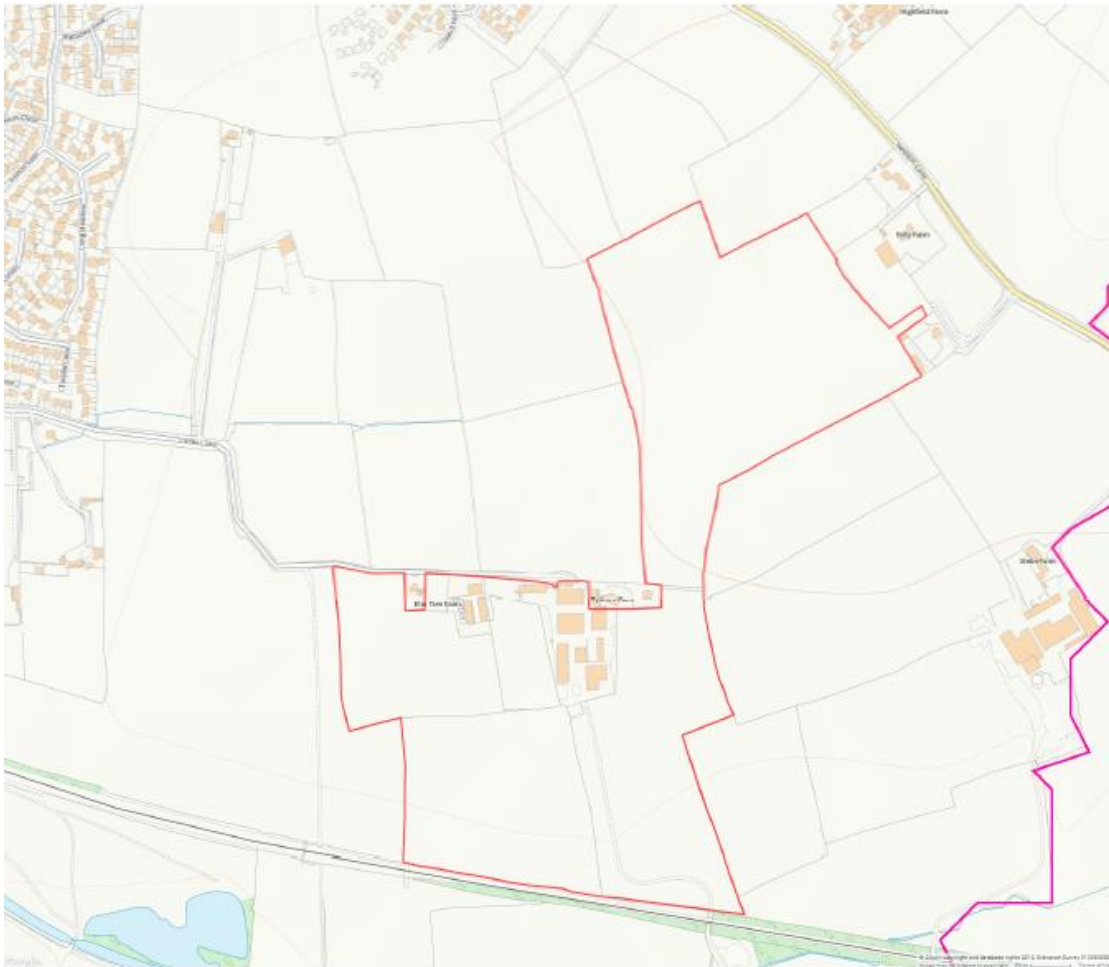
- 4.9 The following Local Policy designation and allocations are relevant at this stage:

- The Borough of Oadby and Wigston Local Plan (2019)
  - Local Plan Policy 43: Countryside

4.10 The Site will be assessed further through the Local Plan process.

## WIG/002 – Wigston Meadows Phase 3

### Location Plan of WIG/002 - Wigston Meadows Phase 3



#### Contact and Site Details

- 4.11 This circa 26 hectare Site, Wigston Meadows Phase 3, Land off Newton Lane / Welford Road, Wigston (Easting - 462053; Northing - 297387) was submitted by David Wilson Homes East Midlands (Developer) who have a legal interest in the land and authority to promote the site for residential development on behalf of the Landowner(s).

#### Current and Proposed Use(s)

- 4.12 The current use of the site is predominantly agricultural and farm buildings, together with associated residential dwellings.
- 4.13 As stated on the Site Submission Form, the currently adopted Local Plan (2019) makes reference to the Site and its ability to come forward during or after the current plan period in paragraph 4.2.36:

*'300 new additional homes at the Wigston Direction for Growth Area, are identified for Phase 3, which is planned for post Plan period (2031 onwards). However, should evidence suggest a need for further development at the Wigston Direction for Growth, it will be brought forward in conformity with the Council's trigger policy set out within this Plan. The Council does not expect or foresee any circumstances that could affect the delivery of new homes on any of its allocated sites, however the Council seeks to plan positively through this Local Plan'.*

- 4.14 It is suggested that the proposed use for this site is for a residential (use class C3) development of at least 400 dwellings, at 30 – 40 dwellings per hectare (flexible to suit Local Policy) and to deliver an appropriate mix of market, starter and affordable units.

#### **What the Submission says about Suitability, Availability and Achievability**

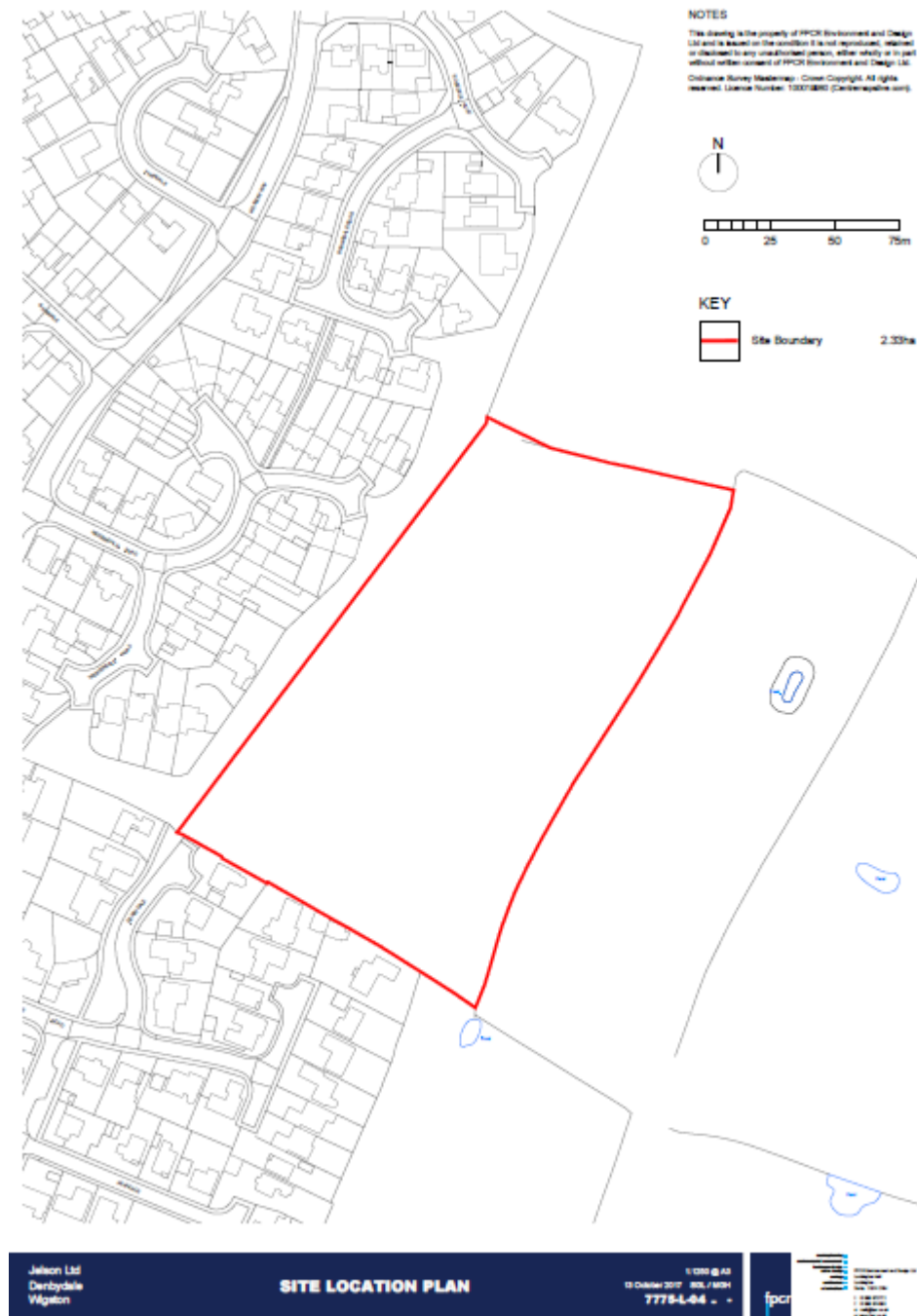
- 4.15 The submission documentation indicates that the site is likely to become available within 6 – 10 years as a continuation of the Wigston Meadows Phase 2 development (allocated in the Local Plan for at least 600 units) and that once the appropriate planning permissions have been obtained for Phase 3 and the development has commenced, it is likely that the scheme would be completed within 3 – 4 years.
- 4.16 The submission documentation indicates that this parcel of land would be suitable for a residential development, with no major constraints identified. The submission documentation also suggests that the two Landowner(s) are fully committed to the delivery of residential development on the Site and there are no known viability issues that would prevent the delivery of the site moving forwards.

#### **Relevant Policy Considerations**

- 4.17 The following Local Policy designation and allocations are relevant at this stage:
- The Borough of Oadby and Wigston Local Plan (2019)
    - Local Plan Policy 43: Countryside
- 4.18 The Site will be assessed further through the Local Plan process.

## WIG/003 – Land North of Denbydale

### Location Plan of WIG/003 - Land North of Denbydale



### Contact and Site Details

- 4.19 This 2.33 hectare Site, Land North of Denbydale, Wigston, LE18 3PT (Closest postcode) (Easting - 461785; Northing - 298565) was submitted by Jelson Limited as both the Landowner and Developer.

## **Current and Proposed Use(s)**

4.20 The submission states that the Site is currently used for agricultural purposes and it is proposed that the Site would be suitable to accommodate 50 – 60 residential dwellings (use class C3) at 25 – 30 dwellings per hectare. The submission indicates that the proposed scheme would comprise of a mix of 2, 3 and 4 Bedroom Houses (Including Market and Affordable properties).

## **What the Submission says about Suitability, Availability and Achievability**

4.21 The Site is designated as Green Wedge in the Borough's current Local Plan (2019) and is situated adjacent to the Leicester Principal Urban Area (PUA), immediately to the east of Wigston.

4.22 The submission documentation indicates that the Site is likely to become available within 5 years and once the appropriate planning permissions have been obtained and the development has commenced, it is likely that the scheme would be completed within 1.5 years.

4.23 The submission documentation indicates that this parcel of land would be suitable for a residential development, with no major constraints identified. The submission documentation also suggests that the Landowner(s) are fully committed to the delivery of residential development on the Site and there are no known viability issues that would prevent the delivery of the site moving forwards.

## **Relevant Policy Considerations**

4.24 The following Local Policy designation and allocations are relevant at this stage:

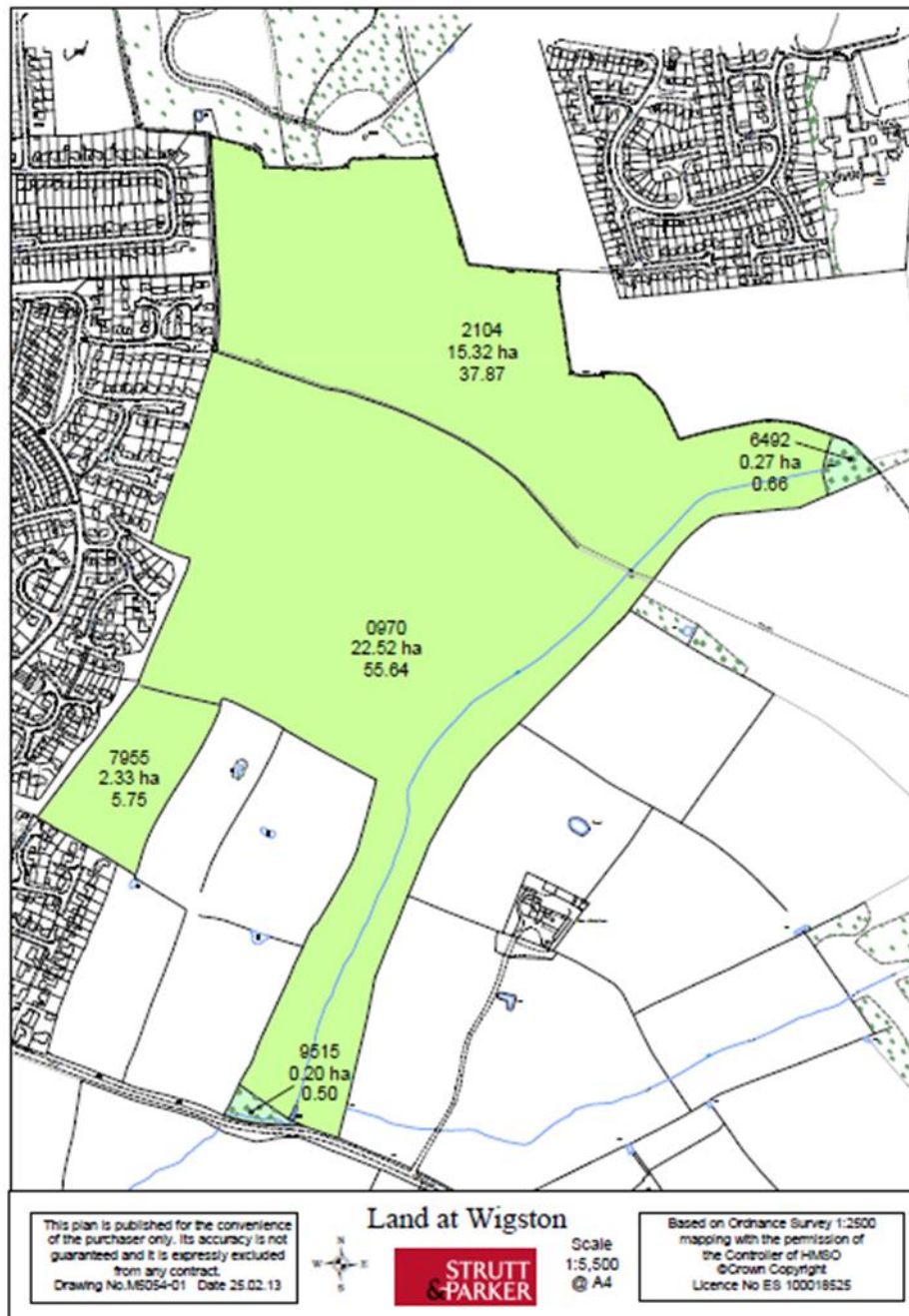
- National Planning Policy Framework (2019)
- The Borough of Oadby and Wigston Local Plan (2019)
  - Local Plan Policy 42: Green Wedges

4.25 The Site will be assessed further through the Local Plan process.



## WIG/004 – Land North of Newton Lane

### Location Plan of WIG/004 - Land North of Newton Lane



### Contact and Site Details

- 4.26 This 40.64 hectare Site, Land North of Newton Lane, Wigston, LE18 3UG (Closest postcode) (Easting - 462106; Northing - 298836) was submitted by Jelson Limited as both the Landowner and Developer.

## **Current and Proposed Use(s)**

- 4.27 The submission states that the Site is currently used for agricultural purposes and it is proposed that the Site would be suitable to accommodate 1,000 – 1,300 residential dwellings (use class C3) at 25 – 30 dwellings per hectare. The submission indicates that the proposed scheme would comprise of a mix of 2, 3 and 4 Bedroom Houses (Including Market and Affordable properties).

## **What the Submission says about Suitability, Availability and Achievability**

- 4.28 The Site is designated as both Green Wedge and Countryside in the Borough's current Local Plan (2019) and is situated adjacent to the Leicester Principal Urban Area (PUA), east of Wigston.
- 4.29 The submission documentation indicates that the site is likely to become available within 5 years and once the appropriate planning permissions have been obtained and the development has commenced, it is likely that the scheme would be completed within 25 years.
- 4.30 The submission documentation indicates that the Site would be suitable for a residential development, with no major constraints identified. The submission documentation also suggests that the Landowner(s) are fully committed to the delivery of residential development on the Site and there are no known viability issues that would prevent the delivery of the Site moving forwards.

## **Relevant Policy Considerations**

- 4.31 The following Local Policy designation and allocations are relevant at this stage:
- The Borough of Oadby and Wigston Local Plan (2019)
    - Local Plan Policy 42: Green Wedges
    - Local Plan Policy 43: Countryside
- 4.32 The Site will be assessed further through the Local Plan process.

## WIG/005 – Highfield Farm

### Location Plan of WIG/005 – Highfield Farm



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### Contact and Site Details

- 4.33 This 21.08 hectare Site, Highfield Farm, Newton Lane, Wigston, LE18 3SH (Easting - 462406; Northing - 297979) was submitted by Marble Property Services Limited (Agent) on behalf of an undisclosed Landowner.
- 4.34 The Site is neither within or adjacent to the Leicester Principal Urban Area (PUA) and is designated as Countryside land in the Borough's current Local Plan (2019).

### **Current and Proposed Use(s)**

4.35 The site is not being submitted in its own right for residential purposes. It is being submitted as part of a comprehensive scheme whereby the relocation of parts of Glen Gorse Golf Course would occur through developing land at Highfield Farm. This would have the effect of releasing approximately 13.35 hectares of existing golf course land for residential development. The Site submission states that the site is currently used for predominantly agricultural purposes (associated to the farm) and there is one detached dwelling. It is proposed that the Site would be suitable to accommodate a new Golf Club House and Leisure Facility through the demolition of existing farm buildings and the dwelling at Highfield Farm, with a total footprint of up to approximately 6,000 square metres.

### **What the Submission says about Suitability, Availability and Achievability**

4.36 The submission documentation indicates that the Site is likely to become available within 5 years and once the appropriate planning permissions have been obtained and the development has commenced, it is likely that the scheme would be completed within 5 years.

4.37 The submission documentation suggests that the Site would be suitable for the proposed economic / leisure based development, with no major constraints identified. The submission documentation also suggests that the Landowner is fully committed to the delivery of the scheme and there are no known viability issues that would prevent the delivery of the Site moving forwards.

### **Relevant Policy Considerations**

4.38 The following Local Policy designation and allocations are relevant at this stage:

- The Borough of Oadby and Wigston Local Plan (2019)
  - Local Plan Policy 43: Countryside

4.39 The site will be assessed further through the Local Plan process.

## WIG/006 – Land off Denbydale and Rosedale Road

### Location Plan of WIG/006 - Land off Denbydale and Rosedale Road



### Contact and Site Details

- 4.40 This 8.29 hectare Site, Land off Denbydale and Rosedale Road, Wigston, LE18 3PT (Closest postcode) (Easting - 461869; Northing - 298720) was submitted by Jelson Limited as both the Landowner and Developer.

### Current and Proposed Use(s)

- 4.41 The submission states that the Site is currently used for agricultural purposes and it is proposed that the Site would be suitable to accommodate 150 – 155 residential dwellings (use class C3) at circa 30 dwellings per hectare. The submission indicates that the proposed scheme would comprise of a mix of 2, 3 and 4 Bedroom Houses (Including Market and Affordable properties). Although the total area of the site is 8.29ha, 5.04ha is

submitted for residential development, with the remainder proposed as Play and Open Space.

### **What the Submission says about Suitability, Availability and Achievability**

- 4.42 The Site is designated as Green Wedge in the Borough's current Local Plan (2019) and is situated adjacent to the Leicester Principal Urban Area (PUA), east of Wigston.
- 4.43 The submission documentation indicates that the site is likely to become available within 5 years and once the appropriate planning permissions have been obtained and the development has commenced, it is likely that the scheme would be completed within 4 – 5 years.
- 4.44 The submission documentation indicates that the Site would be suitable for a residential development, with no major constraints identified. The submission documentation also suggests that the Landowner(s) are fully committed to the delivery of residential development on the Site and there are no known viability issues that would prevent the delivery of the Site moving forwards.

### **Relevant Policy Considerations**

- 4.45 The following Local Policy designation is of relevance at this stage:
- The Borough of Oadby and Wigston Local Plan (2019)
    - Local Plan Policy 42: Green Wedges
- 4.46 The Site will be assessed further through the Local Plan process.

## WIG/007 – Land at Seven Oaks Farm, Newton Lane

### Location Plan of WIG/007 - Land at Seven Oaks Farm, Newton Lane



### Contact and Site Details

- 4.47 This 29.0 hectare Site, Land at Seven Oaks Farm, Newton Lane, Wigston, LE18 3SH (Closest postcode) (Easting - 462252; Northing - 298279) was submitted by Westernrange Limited as both the Landowner and Developer.

### Current and Proposed Use(s)

- 4.48 The submission states that the Site is currently used for agricultural purposes and it is proposed that the Site would be suitable to accommodate 610 – 810 residential dwellings (use class C3) at circa 35 dwellings per hectare. The submission indicates that the proposed scheme would comprise of a mix of homes to be compliant with the Housing and Economic Development Needs Assessment (or equivalent) and would include Market and Affordable properties.

## **What the Submission says about Suitability, Availability and Achievability**

- 4.49 The northern most part of the Site is designated as Green Wedge in the Borough's current Local Plan (2019) whilst the rest is designated as Countryside. The site is approximately 400 metres east of Wigston, although the southern boundary of the site is north of the newly developing Wigston Meadows development and is therefore technically situated adjacent to the Leicester Principal Urban Area (PUA).
- 4.50 The submission documentation indicates that the site is likely to become available within 6 - 10 years and once the appropriate planning permissions have been obtained and the development has commenced, it is likely that the scheme would be completed within 15 - 20 years.
- 4.51 The submission documentation indicates that the Site would be suitable for a residential development, with no major constraints identified. The submission documentation also suggests that the Landowner is fully committed to the delivery of residential development on the Site and there are no known viability issues that would prevent the delivery of the Site moving forwards.

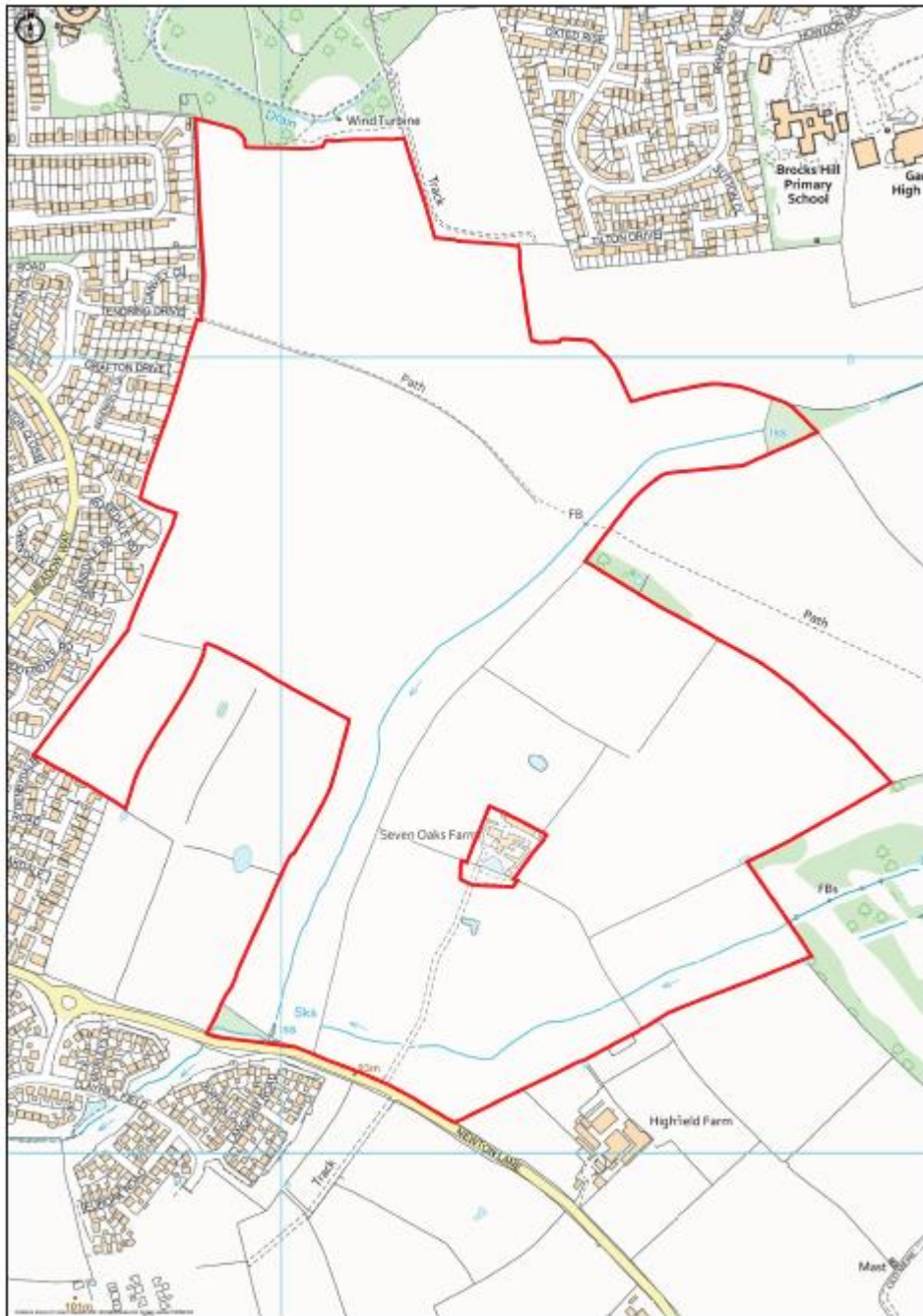
### **Relevant Policy Considerations**

- 4.52 The following Local Policy designation is of relevance at this stage:
- The Borough of Oadby and Wigston Local Plan (2019)
    - Local Plan Policy 42: Green Wedges
    - Local Plan Policy 43: Countryside
- 4.53 The Site will be assessed further through the Local Plan process.



## WIG/008 – Land at Newton Lane

### Location Plan of WIG/008 - Land at Newton Lane



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### Contact and Site Details

- 4.54 This 69.0 hectare Site, Land at Newton Lane, Wigston, LE18 3WR (Closest postcode) (Easting - 462181; Northing - 298519) was submitted by Westernrange Limited on behalf of themselves and also Jelson Homes Limited, as both the Landowner(s) and Developer(s).

### **Current and Proposed Use(s)**

- 4.55 The submission states that the Site is currently used for agricultural purposes and it is proposed that the Site would be suitable to accommodate approximately 1,400 – 1,700 residential dwellings (use class C3) at 30 dwellings per hectare. The submission indicates that the proposed scheme would comprise of a mix of homes to be compliant with the Housing and Economic Development Needs Assessment (or equivalent) and would include Market, Starter and Affordable properties. The submission also suggests that the proposed scheme could also include a new Local Centre comprising a mix of non-residential uses, including Use Class E Shops, Restaurants and Cafes, as well as Hot Food Takeaways (Use Class Sui Generis) and Use Class F.1 Schools / Non-Residential Institutions.

### **What the Submission says about Suitability, Availability and Achievability**

- 4.56 The Site is designated as both Green Wedge and Countryside in the Borough's current Local Plan (2019) and the western and southern boundaries are adjacent to the Leicester Principal Urban Area (PUA), east of Wigston. There is a public right of way that runs through the site.
- 4.57 The submission documentation indicates that the site is likely to become available within 5 years despite a current agricultural tenancy. Once the appropriate planning permissions have been obtained and the development has commenced, it is suggested that it would be likely that the scheme would be completed within 7 years with a build out rate of approximately 200 dwellings per annum.
- 4.58 The submission documentation indicates that the Site would be suitable for a mix of residential, small scale commercial (local centre) and non-residential institutional development, with no major constraints identified. The submission documentation also suggests that the Landowner(s) are fully committed to the delivery of residential development on the Site and there are no known viability issues that would prevent the delivery of the Site moving forwards.

### **Relevant Policy Considerations**

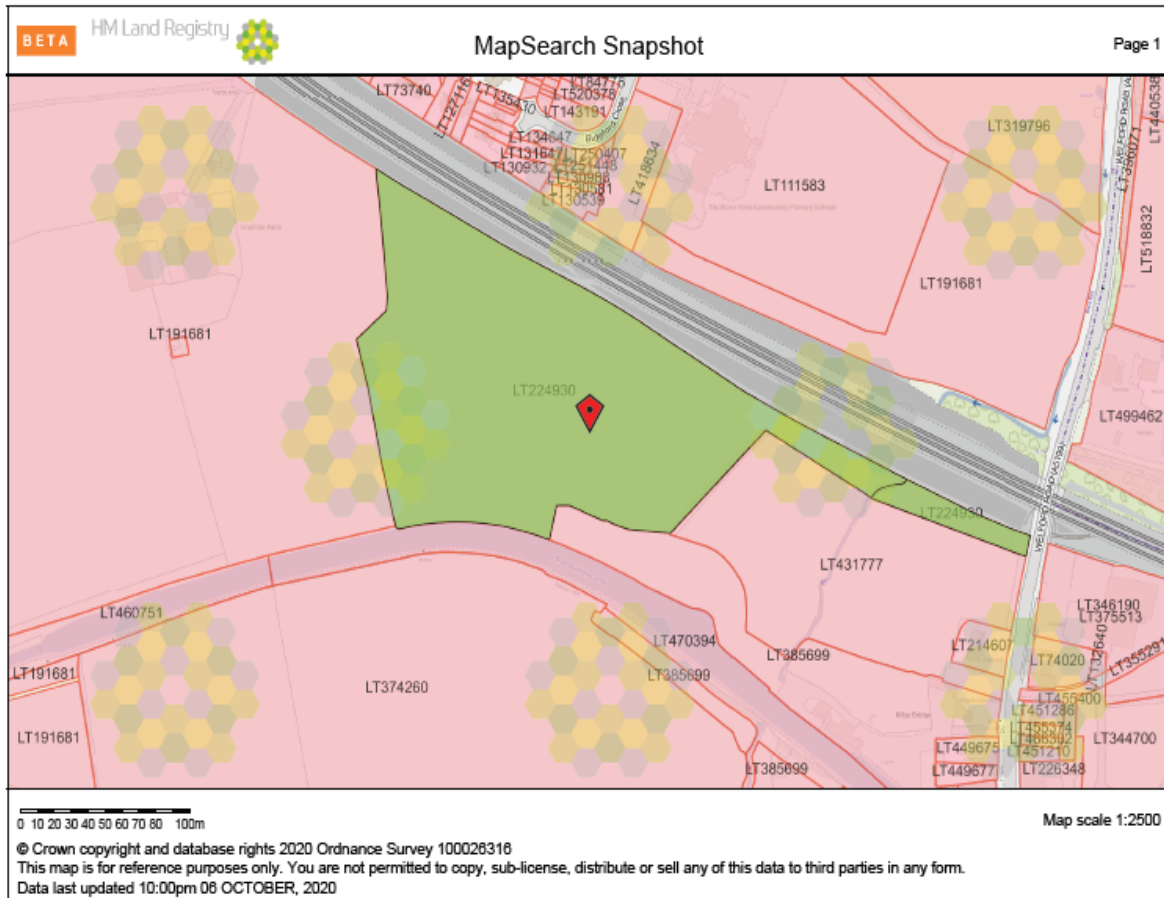
- 4.59 The following Local Policy designation and allocations are relevant at this stage:
- The Borough of Oadby and Wigston Local Plan (2019)

- Local Plan Policy 42: Green Wedges
- Local Plan Policy 43: Countryside

4.60 The Site will be assessed further through the Local Plan process.

## WIG/009 – Land West of Welford Road, Kilby Bridge

### Location Plan of WIG/009 - Land West of Welford Road, Kilby Bridge



#### Contact and Site Details

- 4.61 This 3.59 hectare Site, Land West of Welford Road, Kilby Bridge, LE18 3TE (Easting - 460783; Northing - 297203) was submitted by Pegasus Group and Mather Jamie on behalf of Mr Lee Hadfield (Private Landowner).

#### Current and Proposed Use(s)

- 4.62 The submission states that the Site is currently used for agricultural purposes and it is proposed that the Site would be suitable to accommodate approximately 78 - 103 residential dwellings (use class C3) at 35 dwellings per hectare. The submission also suggests that the proposed scheme could comprise of a mix of Market, Starter and Affordable homes.

#### What the Submission says about Suitability, Availability and Achievability

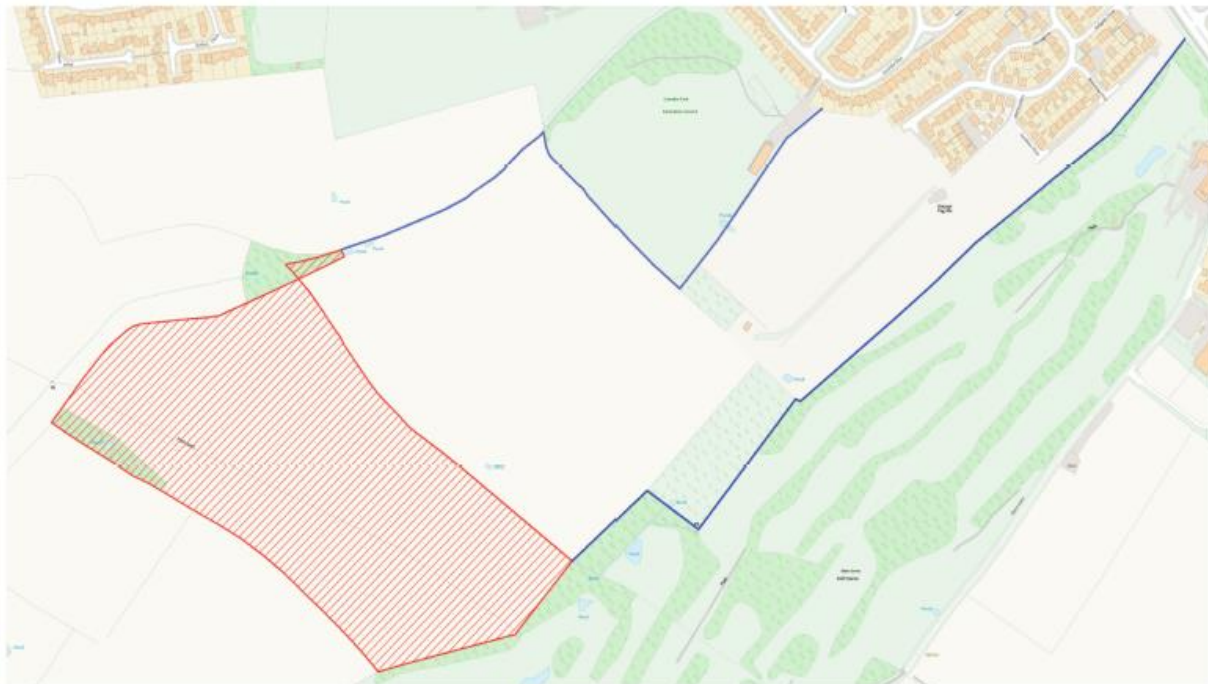
- 4.63 The Site is designated as Countryside in the Borough's current Local Plan (2019). Despite the compact nature of the Borough, currently, Kilby Bridge is not adjoining the Leicester Principal Urban Area (PUA) therefore this site is not deemed to be adjacent to the PUA either.
- 4.64 The submission documentation indicates that there is a narrow northern section of the site that lies within flood zone 3. The remainder of the site is in flood zone 1. The submission indicates that the Site is likely to become available within 5 years and that once the appropriate planning permissions have been obtained and the development has commenced, it is suggested that it would be likely that the scheme would be completed within 5 years.
- 4.65 The submission suggests that the Site would be suitable for a mix of residential dwellings, with no major constraints identified, although mitigation would be required for the area that is in Flood zone 3, as well as the need for master planning to retain important trees with additional planting where necessary for compensation. The submission also suggests that the Landowner is fully committed to the delivery of residential development on the Site and there are no known viability issues that would prevent the delivery of the Site moving forwards.

#### **Relevant Policy Considerations**

- 4.66 The following Local Policy designation and allocations are relevant at this stage:
- The Borough of Oadby and Wigston Local Plan (2019)
    - Local Plan Policy 43: Countryside
- 4.67 The Site will be assessed further through the Local Plan process.

## WIG/010 – Land North of Glen Gorse Golf Course, Wigston

### Location Plan of WIG/010 - Land North of Glen Gorse Golf Course, Wigston



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Scale 1:5000 (at A4)  
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#### Contact and Site Details

4.68 This 12.80 hectare Site (red hatched area), Land North of Glen Gorse Golf Course, Wigston (Easting - 462719; Northing - 298706) was submitted by Mather Jamie on behalf of Wheatcroft Properties, the Landowner.

#### Current and Proposed Use(s)

4.69 The submission states that the Site is currently used for agricultural purposes and it is proposed that the Site would be suitable to accommodate approximately 280 - 370 residential dwellings (use class C3) at 35 dwellings per hectare. The submission also suggests that the proposed scheme could comprise of a mix of Market and Affordable homes.

#### What the Submission says about Suitability, Availability and Achievability

4.70 The Site is designated as Green Wedge in the Borough's current Local Plan (2019) and the north-eastern boundary will be directly adjacent to the Leicester Principal Urban Area

(PUA), one Phase 2 of the Cottage Farm Direction for Growth Allocation land is fully built out (in Oadby). There is a public right of way that runs along south-western site boundary but it is suggested that it can be accommodated as part of any future development proposal.

4.71 The submission documentation indicates that the site is in flood zone 1. The submission indicates that the Site is likely to become available within 6 - 10 years and that once the appropriate planning permissions have been obtained and the development has commenced, it is suggested that it would be likely that the scheme would be completed within 6 - 7 years.

4.72 The submission suggests that the Site would be suitable for a mix of residential dwellings, with no major constraints identified. The submission also suggests that the Landowner is fully committed to the delivery of residential development on the Site and there are no known viability issues that would prevent the delivery of the Site moving forwards.

#### **Relevant Policy Considerations**

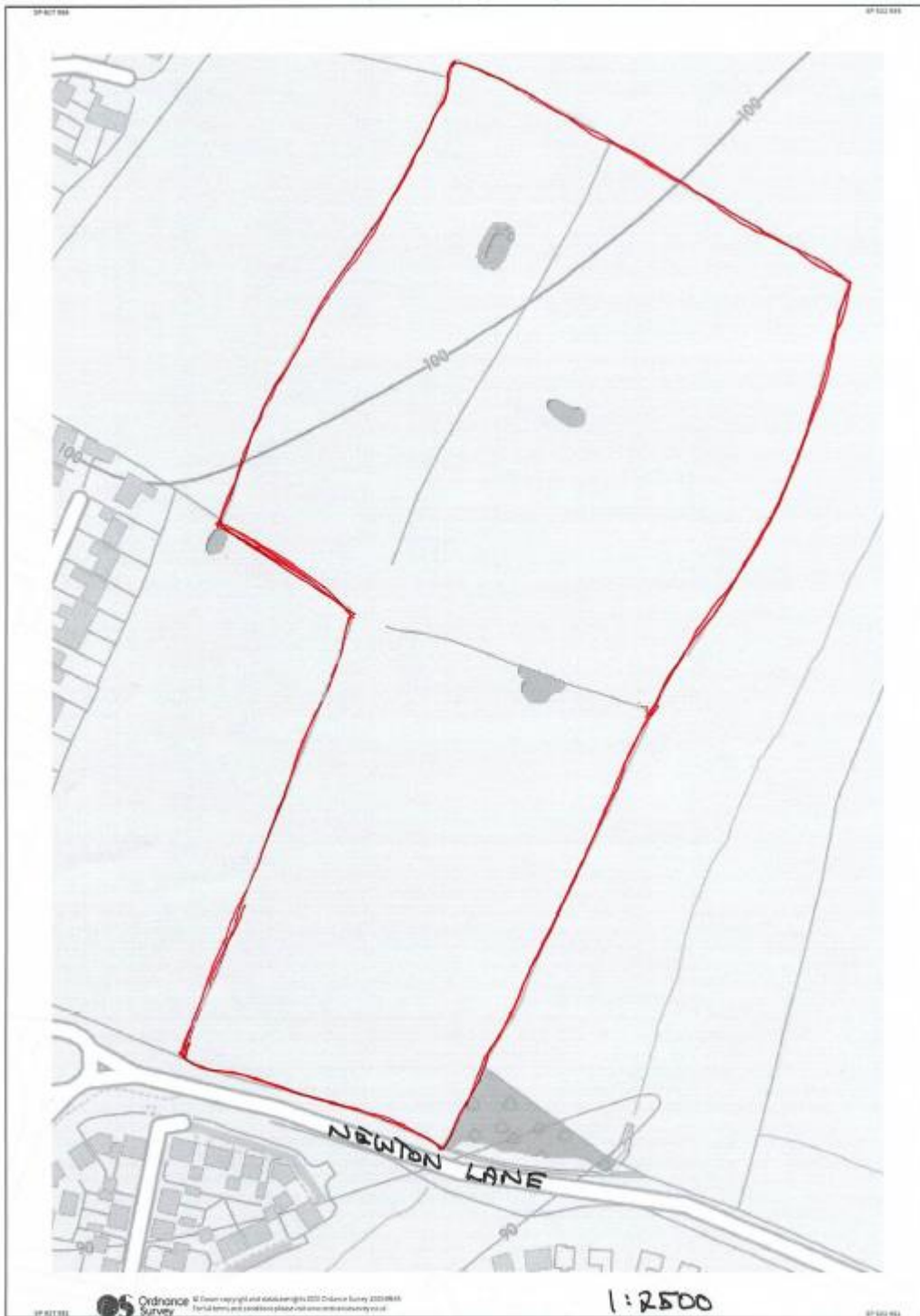
4.73 The following Local Policy designation and allocations are relevant at this stage:

- The Borough of Oadby and Wigston Local Plan (2019)
  - Local Plan Policy 42: Green Wedge

4.74 The Site will be assessed further through the Local Plan process.

## WIG/011 – Land Adjacent to Newton Lane, Wigston

### Location Plan of WIG/011 - Land Adjacent to Newton Lane, Wigston



### Contact and Site Details

4.75 This 7.87 hectare Site, Land Adjacent to Newton Lane, Wigston (Easting - 461839; Northing - 298187) was submitted by Mr David Coverdale as the Landowner.



### **Current and Proposed Use(s)**

- 4.76 The submission states that the Site is currently used for agricultural purposes and it is proposed that the Site would be suitable to accommodate approximately 350 - 395 residential dwellings (use class C3) at 44.47 – 50.19 dwellings per hectare. The submission indicates that the proposed scheme would comprise of a mix of Market, Starter and Affordable homes that could also include Residential Institutions (Use Class C2) and housing for older people.

### **What the Submission says about Suitability, Availability and Achievability**

- 4.77 The Site is designated as both Green Wedge and Countryside in the Borough's current Local Plan (2019) and the southern boundary is adjacent to the Leicester Principal Urban Area (PUA), north of the Wigston Meadows estate, that is being developed south of Newton Lane, Wigston.
- 4.78 The submission documentation indicates that the site is likely to become available within 5 years despite a current agricultural tenancy. Once the appropriate planning permissions have been obtained and the development has commenced, it is suggested that it would be likely that the scheme would be completed within 1 - 2 years with a build out rate of approximately 250 dwellings per annum.
- 4.79 The submission documentation suggests that the Landowner is fully committed to the delivery of residential development on the Site and there are no known viability issues that would prevent the delivery of the Site moving forwards.

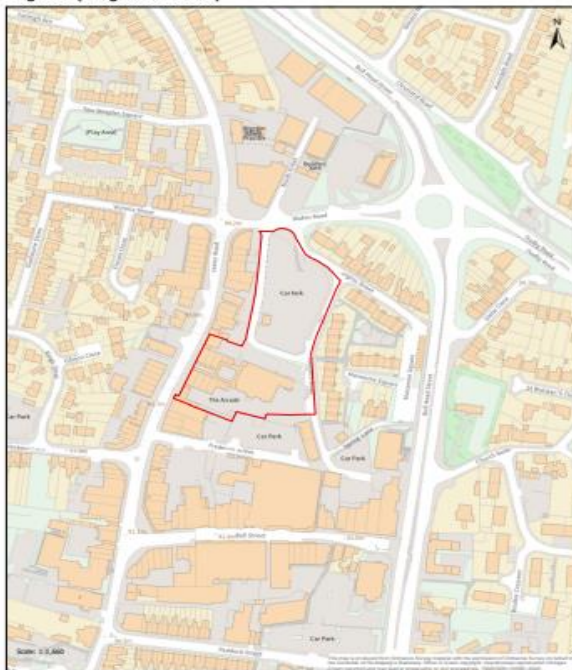
### **Relevant Policy Considerations**

- 4.80 The following Local Policy designation and allocations are relevant at this stage:
- The Borough of Oadby and Wigston Local Plan (2019)
    - Local Plan Policy 42: Green Wedges
    - Local Plan Policy 43: Countryside
- 4.81 The Site will be assessed further through the Local Plan process.

**WIG/012 - Land north of centre (primarily focused on Junction Road car park) adjacent to Wakes Road / Junction Road, Wigston (Burgess Junction)**

**Location Plan of WIG/012 - Land north of centre (primarily focused on Junction Road car park) adjacent to Wakes Road / Junction Road, Wigston (Burgess Junction)**

Location Plan of WIG\_012 - Land North of centre (primarily focused on Junction Road car park) adjacent to Wakes Road / Junction Road, Wigston (Burgess Junction)



**Contact and Site Details**

4.82 This circa 1.0 hectare site, Land north of centre (primarily focused on Junction Road car park) adjacent to Wakes Road / Junction Road, Wigston (Burgess Junction) (Easting-460772; Northing – 299248) is an allocated site in the Borough Council’s currently adopted Local Plan (2019) but has yet to be developed. Therefore, this Site Option is to be rolled forward and considered as part of the Council’s emerging draft New Local Plan for its suitability and deliverability.

**Current and Proposed Use(s)**

4.83 There are three allocated land areas in Wigston Town Centre, at Wakes Road / Junction Road; Frederick Street; and, at Paddock Street car park. They are all allocated to deliver mixed use development, cumulatively proposing retail and up to 129 residential units.

## WIG/013 - Frederick Street towards the north of Bell Street, Wigston (Chapel Mill)

### Location Plan of WIG/013 - Frederick Street towards the north of Bell Street, Wigston (Chapel Mill)

Location Plan of WIG\_013 - Frederick Street towards the North of Bell Street, Wigston (Chapel Mill)



### Contact and Site Details

- 4.84 This circa 1.0 hectare site, Frederick Street towards the north of Bell Street, Wigston (Chapel Mill) (Easting- 460814; Northing – 299111) is an allocated site in the Borough Council's currently adopted Local Plan (2019) but has yet to be developed. Therefore, this Site Option is to be rolled forward and considered as part of the Council's emerging draft New Local Plan for its suitability and deliverability.

### Current and Proposed Use(s)

- 4.85 There are three allocated land areas in Wigston Town Centre, at Wakes Road / Junction Road; Frederick Street; and, at Paddock Street car park. They are all allocated to deliver mixed use development, cumulatively proposing retail and up to 129 residential units.

**WIG/014 - Land towards the south of the centre (primarily focussed on Paddock Street car park) between Bell Street and Paddock Street, Wigston (Long Lanes)**

**Location Plan of WIG/014 - Land towards the south of the centre (primarily focussed on Paddock Street car park) between Bell Street and Paddock Street, Wigston (Long Lanes)**

Location Plan of WIG\_014 - Land towards the South of the centre (primarily focussed on Paddock Street car park) between Bell Street and Paddock Street, Wigston (Long Lanes)



**Contact and Site Details**

4.86 This circa 1.0 hectare site, land towards the south of the centre (primarily focussed on Paddock Street car park) between Bell Street and Paddock Street, Wigston (Long Lanes) (Easting- 460810; Northing – 298966) is an allocated site in the Borough Council’s currently adopted Local Plan (2019) but has yet to be developed. Therefore, this Site Option is to be rolled forward and considered as part of the Council’s emerging draft New Local Plan for its suitability and deliverability.

**Current and Proposed Use(s)**

4.87 There are three allocated land areas in Wigston Town Centre, at Wakes Road / Junction Road; Frederick Street; and, at Paddock Street car park. They are all allocated to deliver mixed use development, cumulatively proposing retail and up to 129 residential units.

## 5. Initial Site Assessments – South Wigston

### SWIG/001 - Magna Road Employment Extension, South Wigston

#### Location Plan of SWIG/001 - Magna Road Employment Extension, South Wigston

Location Plan of SWIG\_001 - Magna Road Employment Extension, South Wigston



#### Contact and Site Details

- 5.1 This 0.55 hectare site, Magna Road Employment Extension, South Wigston (Easting- 459468; Northing – 298117) is an allocated site in the Borough Council’s currently adopted Local Plan (2019) but has yet to be developed. Therefore, this Site Option is to be rolled forward and considered as part of the Council’s emerging draft New Local Plan for its suitability and deliverability.

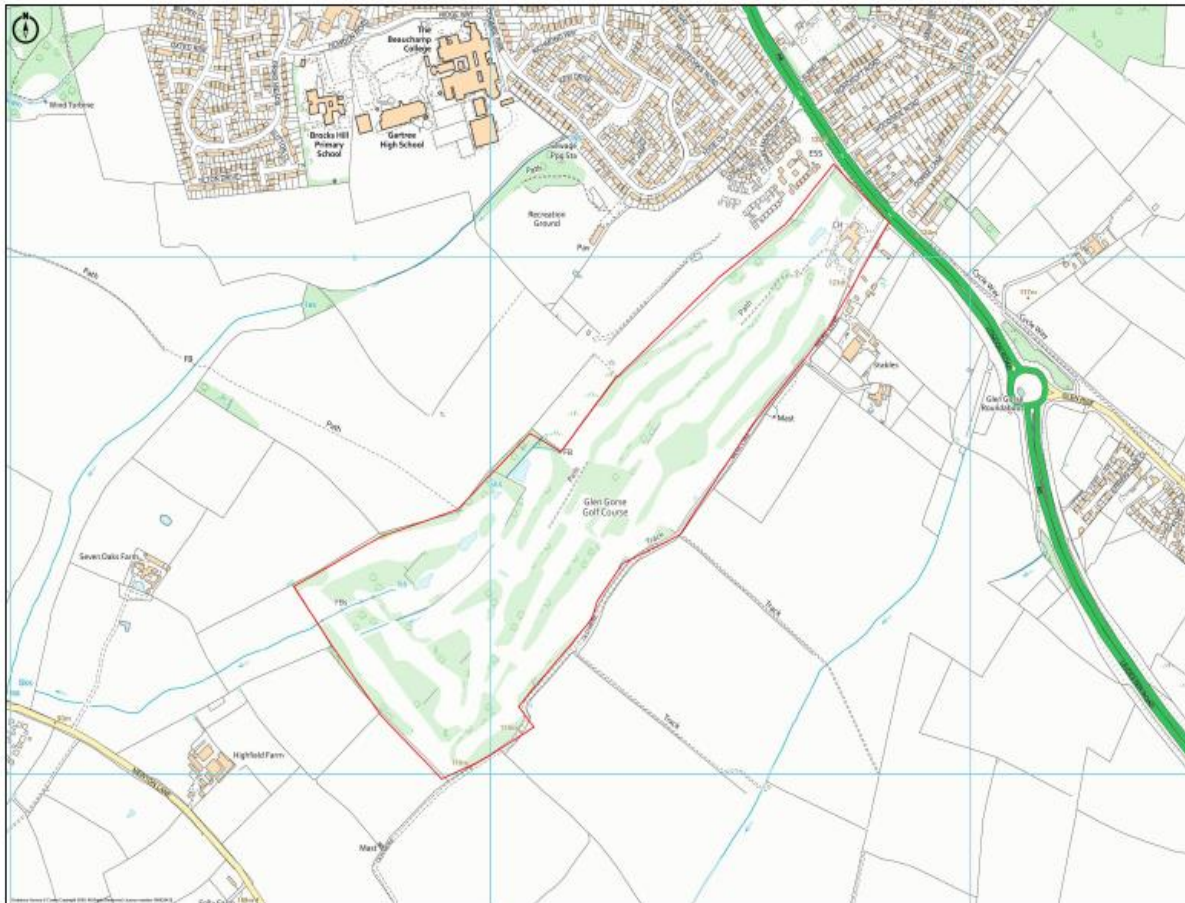
#### Current and Proposed Use(s)

- 5.2 This greenfield Site is allocated for Employment Land - B2, B8 use and / or E(g) uses.

## 6. Initial Site Assessments – Cross Settlement Sites

### O&W/001 – Glen Gorse Golf Course

#### Location Plan of O&W/001 – Glen Gorse Golf Course



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#### Contact and Site Details

- 6.1 This 45.27 hectare Site, Glen Gorse Golf Course, Glen Road, Oadby, LE2 4RF (Easting - 463686; Northing - 299099) was submitted by Marble Property Services Limited (Agent) on behalf of Glen Gorse Golf Course Limited (Landowner).

#### Current and Proposed Use(s)

- 6.2 This Site submission consists of the entirety of the existing Glen Gorse Golf Course, incorporating the existing Club House and car park adjacent to the A6, Glen Road and spread across two wards, namely Oadby Brocks Hill Ward and Wigston Meadowcourt Ward. The current use of the Site is considered to be Leisure-based in the submission and

the northern half of the course is situated adjacent to the Leicester Principal Urban Area (PUA).

- 6.3 The Site submission proposes to develop this site for residential purposes, either for use class C3, or, as housing for older people. The Site Submission Form suggests that the Site would be able to accommodate between 630 and 1,080 residential units, with a mix of 2 to 5 bedroom market, starter and affordable properties. If the site was developed at 19 units per hectare, the site is capable of delivering 855 units in total.

#### **What the Submission says about Suitability, Availability and Achievability**

- 6.4 The submission documentation suggests that this parcel of land, currently designated as 'Countryside' in the Borough's Local Plan (2019), would be suitable for a residential development for market or older people.
- 6.5 The submission documentation suggests that the site is considered suitable with no major constraints identified and that it is within close proximity to the A6, Glen Road.
- 6.6 The submission documentation also suggests that the Landowner(s) are fully committed to the delivery of residential development on the Site and there are no known viability issues that would prevent the delivery of the site moving forwards.
- 6.7 It is suggested that the Site is therefore deemed to be available for residential development within 6 – 10 years and that once appropriate planning permissions have been obtained, it is suggested that completion of the development would be expected within 5 years of commencement.

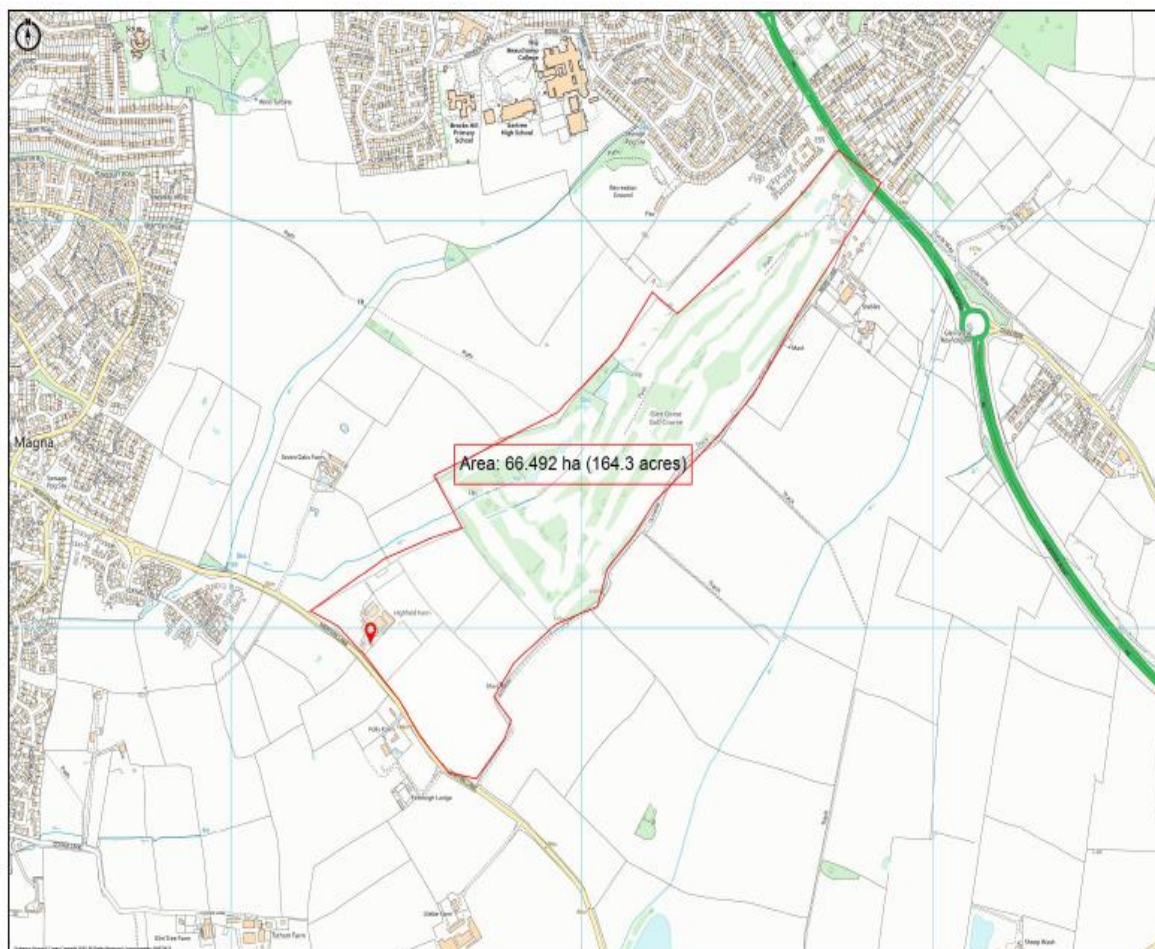
#### **Relevant Policy Considerations**

- 6.8 The following Local Policy designation and allocations are relevant at this stage:
- The Borough of Oadby and Wigston Local Plan (2019)
    - Local Plan Policy 43: Countryside
- 6.9 The Site will be assessed further through the Local Plan process.



## O&W/002 – Glen Gorse Golf Course and Highfield Farm

### Location Plan of O&W/002 – Glen Gorse Golf Course and Highfield Farm



PromapV2  
LANDMARK INFORMATION

### Contact and Site Details

- 6.10 This 66.49 hectare Site, Glen Gorse Golf Course, Glen Road, Oadby and Highfield Farm, Newton Lane, Wigston (Easting - 463686; Northing - 299099) was submitted by Marble Property Services Limited (Agent) on behalf of Glen Gorse Golf Course Limited (Landowner) and an undisclosed Landowner of Highfield Farm.
- 6.11 This Site is cross-settlement, with land spanning across both Oadby and Wigston spread across two wards, namely Oadby Brocks Hill Ward and Wigston Meadowcourt Ward.

### Current and Proposed Use(s)

- 6.12 The current use of the Glen Gorse Golf Course element of the site is predominantly Leisure, with a Club House and Car Park located adjacent to A6, Glen Road, Oadby. The

current use of the Highfield Farm element of the Site is predominantly agricultural (associated with the farm) and one residential dwelling, all located north of Newton Lane, Wigston.

- 6.13 The site is not being submitted in its own right for residential purposes. It is being submitted as part of a comprehensive scheme whereby the relocation of parts of Glen Gorse Golf Course would occur through developing land at Highfield Farm. This would have the effect of releasing approximately 13.35 hectares of existing golf course land for residential development. The proposed residential development would be for either use class C3, or, as housing for older people. The Site Submission Form also indicates that the Site would be able to accommodate between 630 and 1,080 residential units, with a mix of 2 to 5 bedroom market, starter and affordable properties. If the Site was developed at 19 units per hectare, the Site is capable of delivering 855 units in total.
- 6.14 It is also suggested that the Highfield Farm element of the Site submission would be suitable to accommodate a new Golf Club House and Leisure Facility through the demolition of existing farm buildings and the dwelling at Highfield Farm, with a total footprint of up to approximately 6,000 square metres.

#### **What the Submission says about Suitability, Availability and Achievability**

- 6.15 The submission documentation suggests that the site is considered suitable with no major constraints identified and that it is within close proximity to the A6, Glen Road, Oadby.
- 6.16 The submission documentation also suggests that the Landowner(s) are fully committed to the delivery of residential development on the Site and there are no known viability issues that would prevent the delivery of the site moving forwards.
- 6.17 It is suggested that the Site is therefore deemed to be available for residential development within 6 – 10 years and that once appropriate planning permissions have been obtained, it is suggested that completion of the development would be expected within 5 years of commencement.

#### **Relevant Policy Considerations**

- 6.18 The following Local Policy designation and allocations are relevant at this stage:
- The Borough of Oadby and Wigston Local Plan (2019)

- Local Plan Policy 43: Countryside

6.19 The Site will be assessed further through the Local Plan process.

## **7. Next Steps**

- 7.1 All sites submitted and included within this 'Call for Sites Update – Spring 2024' will continue to be taken into account, unless it is stated that they will not be considered, as set out in this document, for a justified reason.
- 7.2 The Council continues to prepare evidence base to support the preparation of the emerging draft new Local Plan. The Regulation 18B Preferred Options Consultation Draft is expected to be published for consultation in Spring 2024.
- 7.3 The dates for the next round of public consultation will be confirmed on the Council's website and / or via an update to the Council's Local Development Scheme.
- 7.4 All Landowners, Developers and Agents are encouraged to monitor the Council's website for further updates, as well as to ensure their contact details are up to date on the Council's consultation database.