



**EXAMINATION – MATTERS AND ISSUES
OADBY AND WIGSTON LOCAL PLAN EXAMINATION**

**STATEMENT ON BEHALF OF:
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MATTER 3: Housing Delivery

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MATTER 3 Issue 1 Whether the Local Plan, in particular policies 11-15, will be effective in delivering the appropriate type of housing to meet the needs of the area?

Q1. Are the housing densities set out in Policy 12 justified?

- 2.1 Policy 12 sets out density requirements relating to location, with higher density development being sought in town centre and district centre locations.
- 2.2 For those locations outside the Leicester PUA, including the Wigston Direction for Growth, the policy sets out a density requirement of at least 30 dwellings per hectare.
- 2.3 This is considered to be a reasonable approach.

Q2. Are the affordable housing requirements set out in Policy 13 justified and deliverable?

- 2.4 For Wigston Policy 13 sets out an affordable housing requirement of 20%. Policy 20 confirms that for the Wigston Direction for Growth, a target of 20% affordable housing will be sought. This affordable housing target is considered to be justified and deliverable.

Q4. How do the Council envisage the cumulative approach set out in Policy 13 to work, in practice, for example where a 'piecemeal' type application (of potentially less than 11 dwellings) is submitted but there are no other associated planning applications on a wider site?

- 2.5 No comment.

Q5. Will Policy 14 be effective? It states the Council 'will encourage' and 'consider proposals for' the provision of Self Build and Custom Build serviced plots. Does this provide clarity for developers, local communities and other interests about what is required? Is it consistent with policies 18, 20 and 21?

Q6. Would a requirement to include Self Build and Custom Build serviced plots on all residential developments be justified?

- 2.6 In our representations on the Submission Draft Plan, we raised concerns about Policy 14 and the statement that the Council will encourage the provision of Self Build and Custom Build plots on all large scale residential developments. It was noted that Policy 20 sets out a specific requirement to provide Self Build and Custom Build plots to meet the identified need at the time of the planning application submission. There is therefore an inconsistency between the 'encouragement' in Policy 14 and 'requirement' in Policy 20.
- 2.7 In our submissions on the Local Plan we set out the reasons why the provision of Self Build/Custom build units on the Direction for Growth sites was not appropriate.