



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

**STATEMENT ON BEHALF OF:
DAVID WILSON HOMES EAST MIDLANDS**

**MATTER 6: Site Allocations and Regeneration Opportunity
Areas**

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MATTER 6 Issue 1 Whether the allocations are sound?

Q1. Is the methodology and criteria used to select the most appropriate housing and employment sites robust, such that the selection of sites for inclusion in the LP is justified having regard to the supporting evidence base, in particular the Sustainability Appraisal?

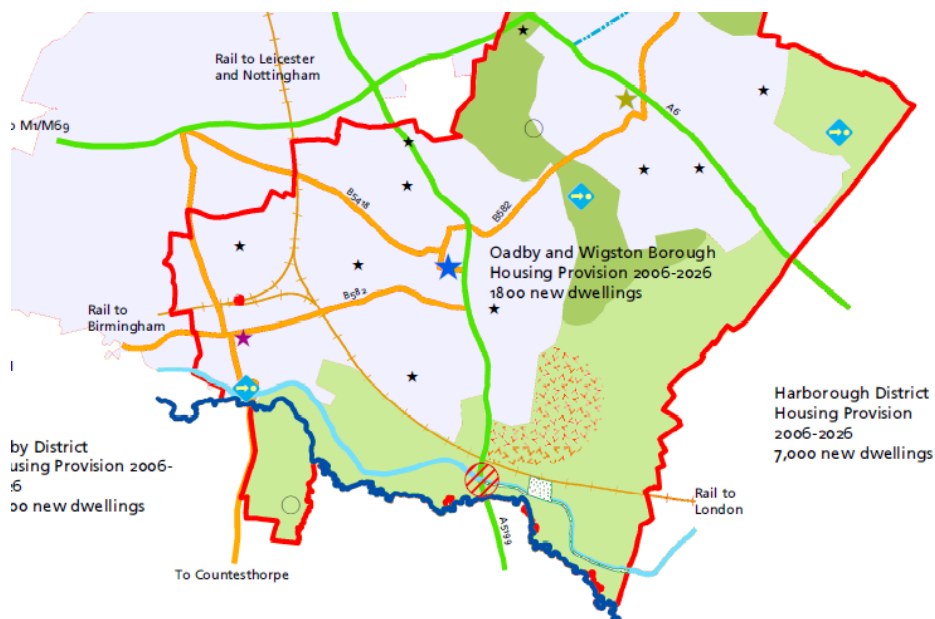
Q2. Having regard to the representations made pursuant to Regulation 20 and references to omission sites, are there corrections required to the Sustainability Assessment and if so, would these corrections change the assessments made to the selection of sites for allocation?

6.1 The Sustainability Appraisal of the Submission Draft Plan (LP16/15) at Chapter 5 and Appendix 5, sets out the assessment of sites proposed for allocation and reasonable alternatives. The Wigston Direction for Growth is assessed as site reference OWB17a.

6.2 It is considered that the approach to the assessment of sites and the selection of the most appropriate housing and employment sites is robust.

6.3 For the proposed allocation of Phase 2 of the Wigston Direction for Growth, it should be noted that the adopted Core Strategy Key Diagram showed the broad location for the Direction for Growth extending south of Newton Lane and east of Welford Road. This shows a clear expectation that development of the Direction for Growth would continue beyond its first Phase.

Figure 1: Extract from Core Strategy Key Diagram



- 6.4 In her report on the Core Strategy Examination, in relation to the Direction for Growth, the Inspector commented as follows:

"3.9...The DfG is likely to be needed to cope with further growth after 2026. Also, as there is a potentially large area of land southeast of Wigston, if one landowner is unwilling to engage in the proposed development, this should not prevent the scheme going ahead."

Inspector's Report, 13th August 2010

- 6.5 In their response to representations on the Submission Draft Plan (L16/13), officers have explained the reasons why Phase 2 of the Direction for Growth at Wigston was assessed as one of the most appropriate sites when compared with reasonable alternatives and identified as one of the preferred sites for allocation.

- 6.6 The key benefits of the Wigston Direction for Growth allocation can be summarised as follows:

- the site represents a logical extension of the Phase 1 site where access works have commenced. For the Phase 1 site permission has been granted for 450 dwellings accessed from Newton Lane along with 2.5 hectares of employment land to be accessed from a new roundabout on Welford Road;
- the Phase 2 development will deliver a new link road through the site connecting Newton Lane with Welford Road, enabling bus penetration through the site;
- the Direction for Growth will help to secure the provision of primary school and will provide a new local centre, new recreation facilities and an additional 2.5 hectares of employment land to deliver a sustainable mixed use development;
- development of the Direction for Growth has followed a landscape led approach from the outset where the delivery of Phases 1 and 2 were always envisaged.

- 6.7 In terms of the Sustainability Assessment of the site, we would make the following brief comments on the appraisal of the site:

- **SA2 Health** – the assessment underscores the site on this factor. The proposals provide a local centre where there is scope to make

provision for health facilities. Phase 1 of the Direction for Growth includes the provision of new sports pitches and this has the benefit of planning permission. The masterplan proposals for the site, including the Reserved Matters consent for Phase 1, retain the footpath connections through the site to the countryside;

- **SA3 Community Facilities** – the assessment suggests that there is some uncertainty in the delivery of community facilities. The development will provide new community facilities with the Phase 1 planning consent making provision for sports pitches and a pavilion. Further community facilities will be delivered as part of the Phase 2 development.
- **SA16 Education** – the assessment suggest some uncertainty in relation to education provision in relation to the site. The section 106 agreement in association with the consented Phase 1 development includes contributions towards improvements to local primary schools. In association with the Phase 2 development, a primary school would be provided onsite, providing a clear positive benefit in terms of improved local education provision.

Q3. Are the allocated sites deliverable?

- 6.8 The Phase 2 Wigston Direction for Growth is deliverable. It represents a logical continuation of build that has commenced on the consented Phase 1 site to be developed by David Wilson Homes and Barratt Homes. It is expected that David Wilson Homes and Barratt Homes would build out Phase 2, although there is the option to dispose of part of the site to a third party.
- 6.9 David Wilson Homes/Barratt Homes expected delivery from the Phase 2 allocation is set out in Table 1 at **Appendix 1**. Two development outlets are assumed with the development of some 600 houses by 2026-27, and the provision of a 'Phase 3' by 2029-30.
- 6.10 It is possible that David Wilson Homes will dispose part of the site to a third party. If that were the case, some 550 homes would be completed by 2024-25 and 900 homes by 2027-28. The Expected Delivery assuming disposal of land to a third party is set out in Table 2 at **Appendix 1**. It should be noted that disposal of some of the site to a third party is not necessary to meet the plan targets but would help to speed up delivery.

6.11 The Council's delivery assumptions for the Directions for Growth are set out at Figure 1 to the Submission Draft Plan. These assumptions present a more conservative assessment of likely delivery across the proposed Directions for Growth.

Q4. Do Policies 17-21 relating to specific sites/Directions for Growth areas provide sufficient detail to provide clarity to developers, local communities and other interests about the nature and scale of development envisaged on each site (addressing the "what, where, when and how" questions) in accordance with Planning Practice Guidance?

Q5. Are policies worded to ensure that they will be effective and that it would provide a clear indication of how a decision maker should react to a development proposal? (Please see the Council's response to the Inspector's Initial Questions to the Council (Q14)).

6.12 We are satisfied that Policy 20 (including the minor amendment set out in the Council document C1) provides sufficient guidance in relation to the requirements for the development of the proposed Direction for Growth.

APPENDIX 1

Tables 1 and 2: Build Trajectory for Phase 2 and 3

Table 1: David Wilson Homes/Barratt Homes Build Trajectory Assuming Two Outlets

Phase 2/3 - 600 - 900 dwellings													
	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	Total
DWH Private	Outline App	RM app	Infrastructure	34	40	40	40	40	40	40	40	35	349
DWH Affordable				6	12	15	10	10	10	10	10	83	
Barratt Private				40	42	42	42	42	42	42	37	371	
Barratt Affordable				13	19	15	10	10	10	10	97		
TOTAL				74	101	113	112	102	102	102	102	92	900

Table 2: David Wilson Homes/Barratt Homes Build Trajectory Assuming Transfer of Serviced Land to Third Party

Phase 2/3 - 600 - 900 dwellings+											
	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	Total
DWH Private	Outline App	RM app	Infrastructure	34	40	40	40	40	40	20	254
DWH Affordable				6	12	15	10	10	53		
Barratt Private				40	42	42	42	42	16	266	
Barratt Affordable				13	19	15	10	10	77		
Third developer after serviced land sale				40	40	40	40	40	200		
Third developer affordable				10	10	10	10	10	50		
TOTAL				74	151	163	162	152	152	46	900