

An aerial site plan for Broadnook Garden Suburb. The plan shows a network of roads, including a prominent orange-colored main road and several smaller streets. Buildings are represented by black outlines, and green spaces are shown in various shades of green. A blue stream or river flows through the upper portion of the site. The overall layout is a mix of residential-style streets and larger institutional-style buildings.

VOLUME

1

BROADNOOK GARDEN SUBURB

Environmental Statement
Non-Technical Summary



**The Palmer-Tomkinson
Trust and Cooper Family**



barwoodhomes
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WDA | PLANNING

JUNE 2016

BROADNOOK

A new Garden Suburb for Charnwood

Environmental Statement Volume 1 – Non-Technical Summary

Introduction

This document is a summary, in non-technical language, of the findings of an **Environmental Statement (ES)** which documents an environmental impact assessment of a proposed comprehensive and integrated mixed use development in the form of a garden suburb on land north of Birstall, predominantly in the Parish of Wanlip.

The Environmental Statement has been prepared on behalf of:

The Palmer-Tomkinson Trust

Cooper Family

Barwood Homes

Davidsons Homes

(together 'the applicant')

and it accompanies an **application for part outline and part detailed planning permission (a 'hybrid' application)**.

The Site

The application site of approximately 204 ha (including highway land) and its immediate setting is identified on the following red line and aerial plans.

The North of Birstall location is a strategic one at the confluence of the A6 and A46 primary roads on the edge of the Principal Urban Area of Leicester. The A6 is the key spine road of Charnwood Borough linking the County's two main settlements of Leicester and Loughborough. It is also an important focus for public transport services and the Birstall Park and Ride is in close proximity to the application site. National Cycle Route 6 (Sustrans) follows the 'old' A6 in the same north-south corridor and runs alongside the Garden Suburb site.

The northwest quadrant formed by the A6/A46 Junction is an extensive area of predominantly intensively farmed arable land with a number of trees, copses and hedges framing distinctive field patterns. A prominent feature forming a strong element of the north eastern boundary is the **Broadnook Spinney** from which the proposed new Garden Suburb takes its name. To the east of the Spinney the field pattern takes on a more geometric pattern on a higher plateau. It becomes relatively sinuous to the west associated with more undulating topography.

Rothley



Broadnook

Garden Suburb

— Application Boundary

A6

A46

Wanlip

Park & Ride

Hallam Fields

A6

Birstall



ROTHLEY

Rothley Park

Rothley Brook

Broadnook
Spinney

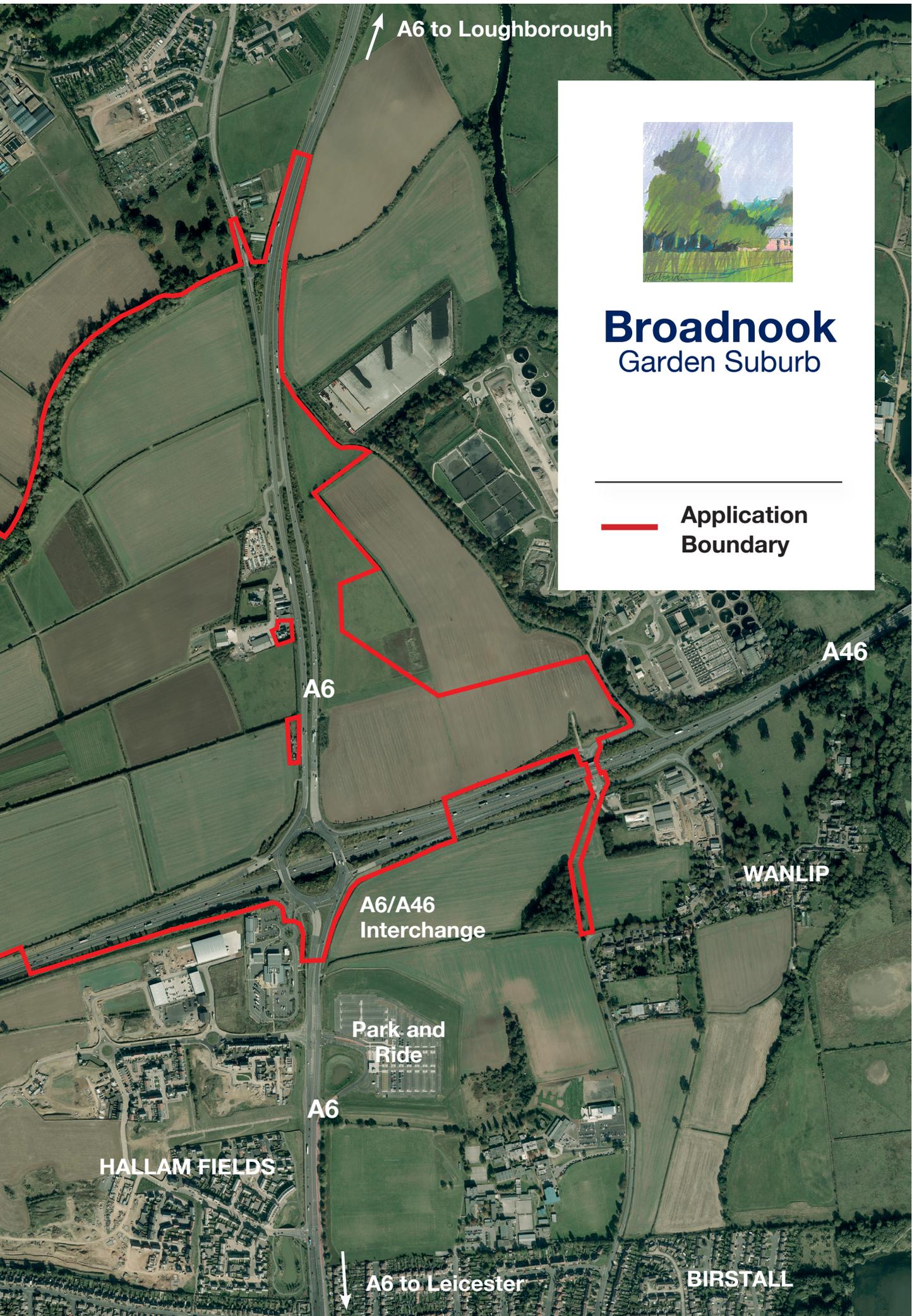
THURCASTON

GREAT CENTRAL RAILWAY

A46

A46 to M1





A6 to Loughborough



Broadnook

Garden Suburb

 Application Boundary

A46

A6

WANLIP

A6/A46 Interchange

Park and Ride

A6

HALLAM FIELDS

A6 to Leicester

BIRSTALL

Three boundaries have a strong physical and durable definition. To the west the site is formed by the Great Central Railway and to the south and east by the A46 and A6 highways respectively. As a consequence of independent Examination of the Borough Council's Local Plan Core Strategy the North of Birstall locational definition has been clarified – built development is to be concentrated in this northwest quadrant – *“north of the A46, west of the A6, east of the Great Central Railway line and to the south and west of the Broadnook Spinney”*

To the north the landscape becomes more progressively associated with the increasingly wooded and closed character of the Rothley Brook Valley. Here a new boundary is required to be formed from green infrastructure accounting for topography, landscape and new planting. Safeguarding the respective settlement separation and identities of Rothley to the north and Thurstaston to the west has been an important consideration for masterplan and landscaping proposals.

The overall area which has been under consideration adjoins the distinctive character sub-areas of the Soar and Wreake river corridors to the east and Charnwood Forest to the west. There is currently no public access to the garden suburb site. The new Charnwood Local Plan, following on from earlier studies, identifies the potential for a significant net gain in green infrastructure providing strategic scale benefits, improved wildlife corridors and overall enhanced connectivity for people and wildlife between these sub-areas. Building on an earlier “6Cs Green Infrastructure Strategy” the Local Plan confirms an “Urban Fringe Enhancement Zone” in this vicinity.

The greater part of the application site is land within the Parish of Wanlip. Additional areas – to the northwest and south west and bounded by the GCR – are within the Parishes of Rothley and Thurstaston respectively.

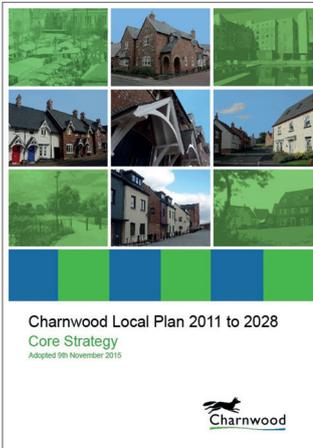
The Great Central Railway, which currently operates as a very highly regarded heritage railway is a significant feature both on the ground and as background to the Broadnook proposal. It was the trigger in association with new local stations built at the turn of the twentieth century for spacious and dignified garden suburb housing to be constructed at Quorn, Rothley and Birstall. It is that locally distinctive Charnwood heritage which, along with the locational and accessibility advantages, is the basis of the Borough Council's Core Strategy policy for North of Birstall and the Broadnook proposals.

As the Core Strategy confirms;

“We expect the development to continue the tradition of Garden Suburb housing associated with the Great Central Railway”

and

“This location provides an opportunity to create a new garden suburb to reflect the pioneering work started during the early part of the twentieth century along the Great Central Railway. This development will deliver approximately 1,500 homes, new jobs and community facilities and provides an opportunity to respond to this unique and high quality context”



Planning Policy Context

On 9 November 2015 Charnwood Borough Council adopted the **Charnwood Local Plan 2011 to 2028 Core Strategy**, following independent Examination. The Local Plan's development strategy (see Key Diagram opposite) defines **strategic priorities**. The Strategy's **Priority for Growth** is the **Leicester Principal Urban Area** (PUA) where provision is made for at least 5,500 new homes and up to 46 hectares of employment land by 2028 thereby providing new homes with easy access to services, facilities and employment. Two key strategic priorities are identified in South Charnwood – one of which is a Direction of Growth on land north of Birstall in the form of a Garden Suburb – the subject of this application. The Local Plan says;

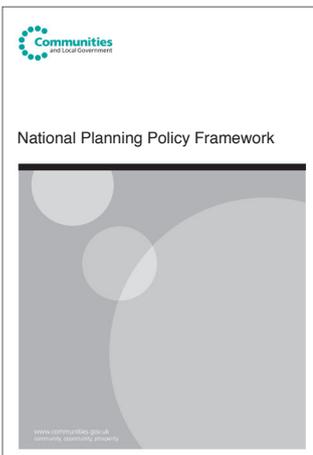
“4.31 The land to the north of Birstall will provide an opportunity on the edge of the Principal Urban Area to deliver a sustainable urban extension. This location has the potential to deliver a development that reflects the garden suburb principles underpinning the original concept behind Rothley Ridgeway, just north of the site along the Great Central Railway. This location is well connected to the City with high frequency bus links, an existing Park and Ride and a national cycle route – it also provides an attractive location for both new homes and businesses which will support housing delivery and bring investment into our Borough. This location is also able to accommodate a sustainable urban extension which meets the day-to-day needs of its community with a good range of jobs, services and facilities”

The new Core Strategy includes a set of important generic topic-based planning policies for the Borough. These are brought together and applied to the particular circumstances and potential of the North of Birstall location in the form of **Policy CS20** which provides bespoke guidance and requirements. The Broadnook proposals respond directly and positively to this policy in accordance with the identified garden suburb principles.

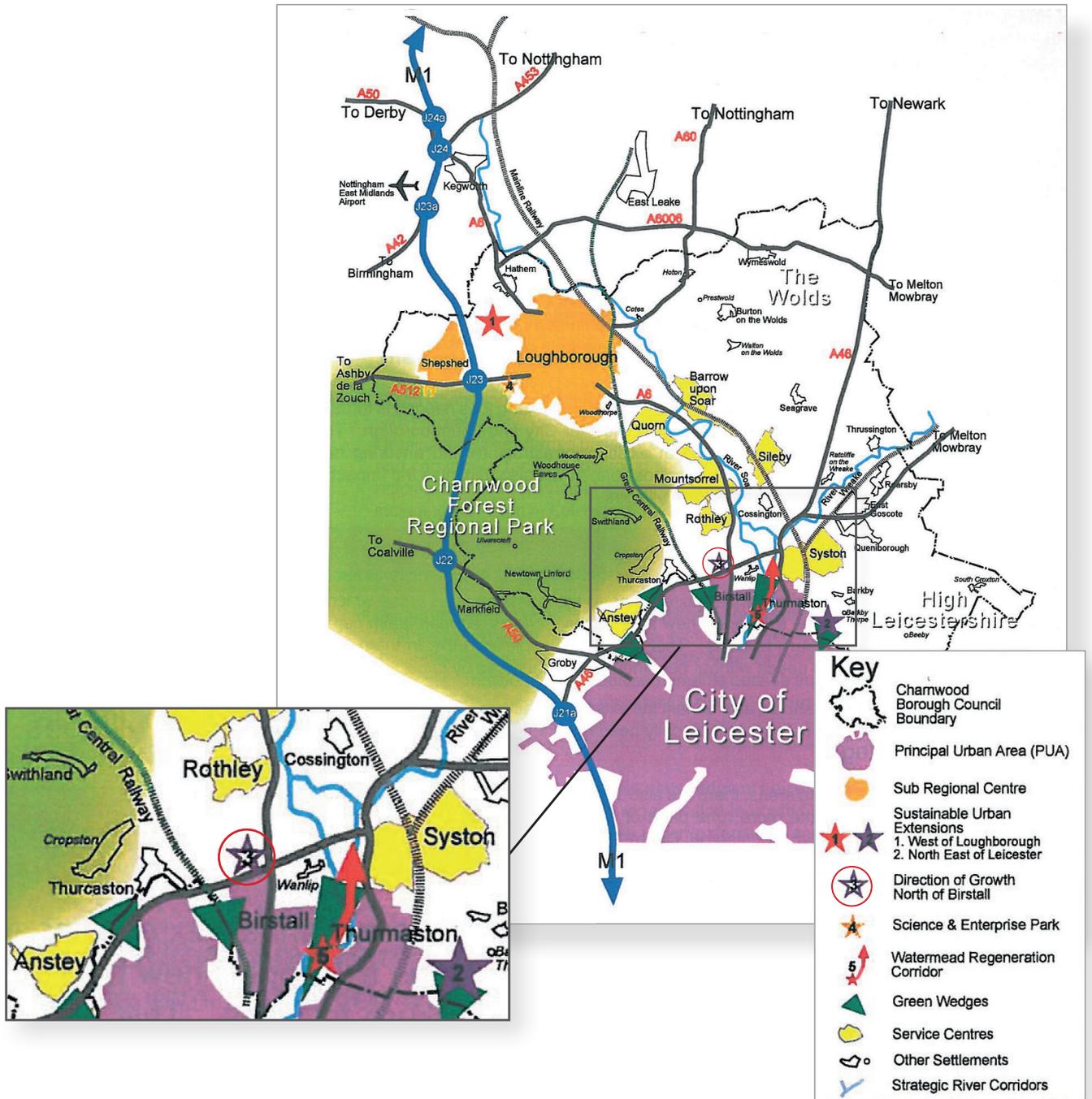
Given these circumstances the **National Planning Policy Framework** advises;

“Applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise...”

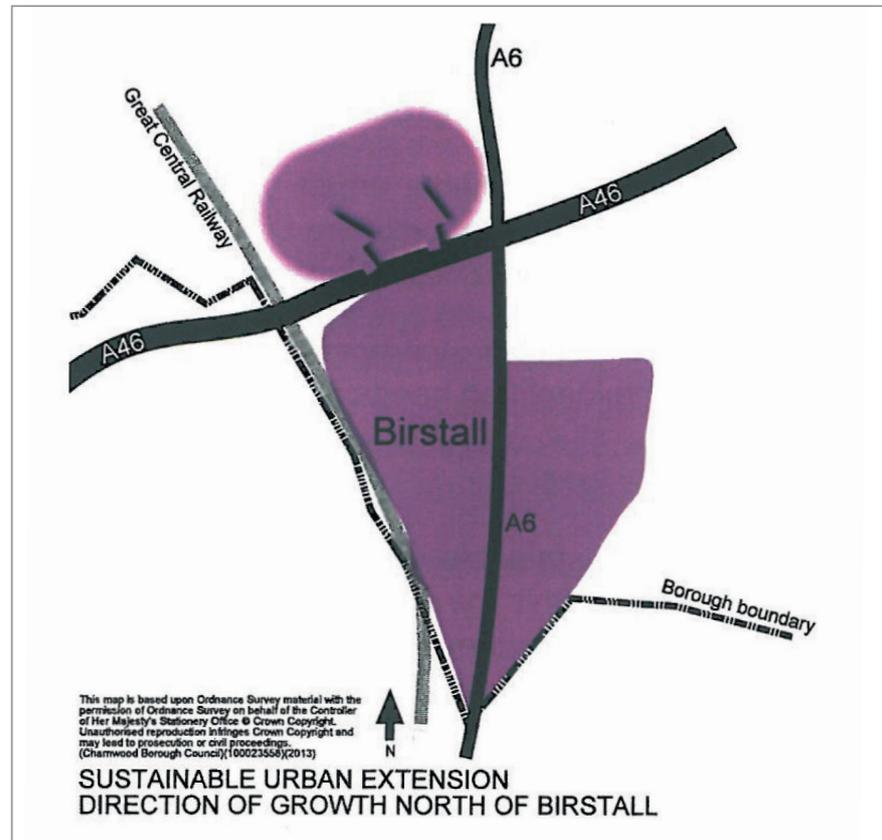
“Sustainable development proposals that accord with the development plan should be approved without delay”



The new Local Plan - Key Diagram



The new Local Plan - North of Birstall



The Council's overall strategy includes three key proposals defined as **sustainable urban extensions** –

- 1 - West of Loughborough
- 2 - East of Thurmaston / North of Hamilton
- 3 - North of Birstall

The Environmental Impact Assessment (EIA) Process

The Environmental Statement sets out the findings of an Environmental Impact Assessment (EIA) of the proposed development. The scope of the EIA has been agreed with Charnwood Borough Council following consultation.

The EIA process is required to be carried out under the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011 in relation to certain development projects in view of their nature, scale and location.

The EIA process aims to ensure that any significant effects arising from a development are systematically identified, assessed and presented to assist the planning authority, statutory consultees and other stakeholders in their understanding of impacts arising from development. If measures are required to prevent, reduce or offset any adverse effects these are also to be clearly identified in the ES. The EIA must be undertaken and fully considered by the planning authority before any planning permission is granted.

For Broadnook the EIA considers the likely significant effects that could arise during the construction and operation of the garden suburb proposal and any cumulative effects arising from future developments in the area.

The EIA addresses the potential impact of development in relation to the following issues;

- 1 landscape character and visual effects;**
- 2 ecology and biodiversity;**
- 3 transport and access;**
- 4 ground conditions and minerals;**
- 5 archaeology and heritage;**
- 6 drainage and flood risk;**
- 7 community, economic and social effects;**
- 8 air quality;**
- 9 noise and vibration;**
- 10 agricultural land quality.**

Likely effects are identified based on current knowledge of the site and setting, desk top assessment, survey and fieldwork and wider information available. All those matters that could be reasonably required to assess the effects of the proposals are set out in the Environmental Statement and include temporary effects arising during the phased construction of the new land uses.

Issues arising from the EIA process have been accounted for in the iterative design process to ensure that the garden suburb scheme for which planning permission is sought incorporates those revisions or modifications that are necessary or appropriate to avoid or reduce significant adverse effects on the environment. Consultation has also informed the EIA process and to review the effectiveness of identified mitigation measures.

It is important to acknowledge that the identification of environmental issues to be assessed does not imply that there will automatically be significant effects. It is not necessary to examine in detail any and every potential impact. As Government advice in the form of DETR Circular 02/00 “Environmental Impact Assessment” expresses it;

“These are comprehensive lists and a particular project may of course give rise to significant effects and require full and detailed assessment in only one or two respects”

It is also important to emphasise that development proposals can also produce a range of beneficial effects, some of which can be significant in their own right. For example the garden suburb proposal includes extensive and generous green infrastructure with significant landscape and biodiversity benefits.

The Proposed Development

The hybrid planning application seeks;

A. Outline Planning Permission

for

- (i) preparatory works
- (ii) up to 1650 residential units (Use class C3 including affordable housing)
- (iii) up to 15 hectares of employment land for Use Classes:
 - B1(a) office – up to 7,500 m²
 - B1(b) and (c) research and development and light industry – up to 17,500 m²
 - B2 general industry – up to 10,000 m²
 - B8 storage and distribution – up to 15,000 m²
- (iv) a 2 Form Entry Primary School (up to 420 pupil capacity) on a site of 1.9 hectares