

Landscape Statement of Common Ground

Land at Barkby Road, Queniborough, Leicestershire

On behalf of David Wilson Homes East Midlands

Date: 14/03/2023 | Pegasus Ref: P22-0196




Document Management.

Version	Date	Author	Checked/ Approved by:	Reason for revision
V4	30.05.2023	AC	AC/CR	LPA amendments

LPA Ref: P/20/2380/2

PPG Ref: P23-0196

Date: May 2023

Signed:	Signed: 
Name:	Name: Andrew Cook
On behalf of: Charnwood Borough Council (the Local Planning Authority)	On behalf of: Pegasus Group (acting on behalf of the Appellant)
Date:	Date: 30.05.2023



Contents

1. Introduction.....	2
2. Site Location and Description	5
3. The Appeal Proposal.....	6
4. Matters on which the parties agree.....	7
5. Matters on which the parties disagree	8

Appendices

Appendix 1: Site Context (Drawing number: GL0673 01)

This Landscape SoCG is jointly agreed by:

Signed 

Date: 30/05/2023

Helen Bareford on behalf of David Wilson Homes East Midlands

Signed 

Date: 30/05/2023

Richard Bennett on behalf of Charnwood Borough Council



1. Introduction

- 1.1. This Landscape Statement of Common Ground (LSoCG) has been prepared between Pegasus Group, on behalf of David Wilson Homes East Midlands (“the Appellant”) & Charnwood Borough Council (“the LPA”). This statement has one appendix which relates to viewpoint locations.
- 1.2. It has been prepared pursuant to Section 78 of the Town and Country Planning Act 1990, in connection with Land at Barkby Road, Queniborough, Leicestershire with all matters reserved except for access (‘the application’) (‘the development’) (‘the site’)
- 1.3. This appeal relates to the refusal of planning application P/20/2380/2 on the 9th December 2022 with the Decision Notice stating two Reasons for Refusal (RfR). This LSoCG relates only to the first RfR, which states:

“The proposed development, in itself and cumulatively with other development, would result in a harmful impact upon on the character of the countryside in this location and the Area of Local Separation within which it is located. This would have an impact on the individual identity of Queniborough and Syston and result in coalescence between the settlements and the proposals would not protect and maintain the separate identities of the town and village. The development would therefore be contrary Policies CS2 and CS11 of the Charnwood Local Plan Core Strategy 2015, saved Policies EV/1, CT/1, CT/2 and CT/4 of the Adopted Borough of Charnwood Local Plan 1991–2006 and Policy Q6 of the Queniborough Neighbourhood Plan 2021. The Council consider that such harm arising from the proposals would significantly and demonstrably outweigh the planning benefits of the scheme.”

- 1.4. The reason for refusal is agreed to comprise the following issues:
 - (i) Individual and cumulative effects of development. This includes the live applications on allocated sites HA2 and HA3 to the east of Syston.
 - (ii) The effect of the proposals upon the character of the countryside;
 - (iii) The effect of the proposals upon the Area of Local Separation and the individual identities of Queniborough and Syston;
 - (iv) Whether the proposals would reduce separation or result in coalescence (as cited in the reason for refusal);
 - (v) Whether there is conflict with policies:
 - a. CS2 and CS11 of the Core Strategy;
 - b. EV/1, CT/1, CT/2 & CT/4 of the Local plan 2006; &
 - c. Q6 of the Queniborough Neighbourhood Plan 2021; &
 - d. C1, EV1 and EV3 of the emerging Charnwood Local Plan 2021–37



- (vi) Whether any adverse impact would significantly and demonstrably outweigh the benefits.
- 1.5. The purpose of this LSoCG is to identify the areas where the principal parties (the Appellant and the LPA) are in agreement and to narrow down the issues that remain in dispute. This will allow the Public Inquiry to focus on the most pertinent issues. This LSoCG should be read in conjunction with the Planning SoCG.



2. Site Location and Description

- 2.1. The site adjoins the southern edge of Queniborough and comprises two fields that cover an area of approximately 5.84 hectares. The western field is roughly square in shape and maintained as pasture with native hedgerow boundaries, except for the southern section of the western boundary that is open to a small linear field that extends west between the Queniborough Industrial Estate and Homestead Farm. The eastern field is rectangular in shape. The land is currently in agricultural use with an arable crop. This field is also bound by native hedgerows.
- 2.2. Beyond the immediate boundaries are the Queniborough Industrial Estate and Homestead Farm to the west, the mixed-age residential setting of Chestnut Close and Avenue Road to the north, and a recently completed housing estate to the east beyond Barkby Road. The southern boundary adjoins further agricultural fields.
- 2.3. In terms of landform, the site is relatively flat with a slight fall from the eastern boundary with Barkby Road where the landform is approximately 60m Above Ordnance Datum (AOD).
- 2.4. In terms of vegetation cover, the site is defined by native hedgerows that define the external boundaries, and also separate the site into two fields. Trees are restricted to the northern boundary where garden trees have matured. The western boundary adjacent to Queniborough Industrial Estate also contains outgrown shrubs and hedgerow trees. There are no rare landscape features within the site or along its boundaries.
- 2.5. The site is maintained as private farmland. A public footpath 184 crosses the eastern field diagonally, connecting Avenue Road, Queniborough to the north with the recent housing development at Millstone Lane, Syston to the south.
- 2.6. The site is physically and visually separate from the Queniborough Conservation Area, and it does not contain or adjoin any Listed Buildings. The site is not covered by any wildlife, or nature conservation designation.



3. The Appeal Proposal

3.1. The planning application that is now the subject of this appeal was submitted to Charnwood Borough Council (LPA ref: P/20/2380/2) and refused. The description of the development is as follows:

“Outline application for up to 150 dwellings, together with new open space, landscaping and drainage infrastructure, with all matters reserved except for access (as amended to include proposed junction improvement works at Barkby Road cross roads”

3.2. The application was submitted with all matters reserved except for access off Barkby Road.

3.3. Although the application was submitted in outline, a Conceptual Plan (ref: QUEN-CONC-SK2 Rev G) was submitted to demonstrate one way as to how the appeal site could deliver the proposed development. This Conceptual Plan was subject to the assessment carried out by Golby + Luck in their LVA.

3.4. The Conceptual Plan that was submitted as part of the application shows how access would be gained (access is not a reserved matter) directly from Barkby Road and demonstrates how the site could be laid out and provide landscaped areas which could be maintained as public open space including a landscape gateway feature and an equipped area of play, with other necessary infrastructure, such as attenuation features.

3.5. The landscape strategy for the site includes:

- Retaining and reinforcing the boundary hedgerows and tree cover and retaining the recently planted trees on the southern boundary of the site, where they have survived.
- Retaining the existing public right of way through the site within a landscaped greenway.
- Designing the open space to respond to the open space at the Millstone Lane development site to the south comprising an area of open space with fronting housing.



4. Matters on which the parties agree

- 4.1. It is agreed that the site is not part of a valued landscape within the meaning of para 174(a) of NPPF.
- 4.2. It is agreed that with the development of the site, physical coalescence between Queniborough and Syston will not occur.
- 4.3. It is agreed that the perceptual reduction in the ALS would be experienced from public footpath 184, Barkby Road, and properties, open space and roads on the edges of Queniborough (e.g. Avenue Road and Chestnut Close) and Syston (e.g. Wallace Healey Close and Maclaren Todd Close).
- 4.4. It is agreed that at a national level, the site and its local setting are located within National Character Area 93: High Leicestershire. (NCA 93). It is agreed that this NCA is large in comparison to the site, and whilst in broad terms, the site shares some of the identified characteristics such as arable farmland, boundary hedgerows and tree cover, it is located at the urban fringe and therefore built development and the urbanising effects of associated infrastructure and commercial development all play a role in the character of the landscape associated with the site.
- 4.5. It is agreed that in the published Borough of Charnwood Landscape Character Assessment, the site is identified within the Wreake Valley LCA.
- 4.6. It is agreed that the key characteristics of the Wreake Valley LCA and its general description are considered to be representative of the local setting of the site.
- 4.7. It is agreed that the LVA considers a series of representative views that have been taken from publicly accessible locations including the public highway and public rights of way.
- 4.8. It is agreed that the visual baseline assessment has confirmed that the site's location is such that settlement to the north and to a lesser extent the west restricts opportunities to experience views of the site from the wider landscape to the north and west.
- 4.9. It is agreed that views of the site are available from public footpath 184, the Queniborough settlement edge, Barkby Road to the east, the settlement edge of Syston to the south, and views from the PRow routes within 1.2km of the site.

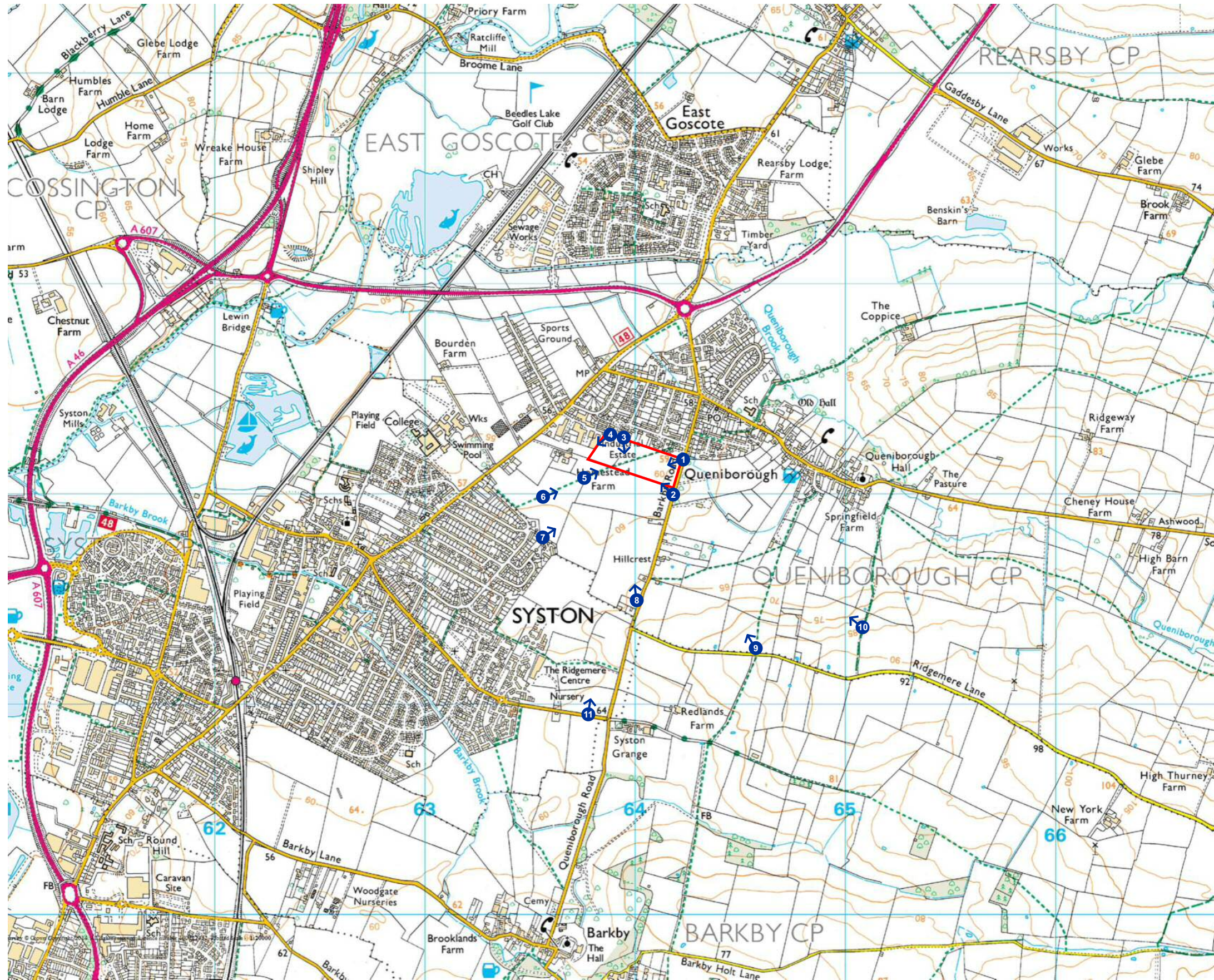


5. Matters on which the parties disagree




- 5.1. The parties disagree on the level of harm that would be caused by introducing development into an Area of Local Separation and the harm to the character of the settings of Queniborough and Syston as a result.
- 5.2. Notwithstanding the reason for refusal, it is agreed that physical coalescence will be avoided, albeit that the parties disagree as to whether the existing degree of separation that exists will be unacceptably eroded.
- 5.3. The parties disagree on the extent to which the proposal may be harmful to the character and appearance of the area.
- 5.4. There is a difference in the professional judgement of the parties as to how the proposal would have a bearing upon the predominantly open and undeveloped character of the Area of Local Separation and on the physical and perceived separation of Queniborough and Syston.
- 5.5. There is a dispute between the parties as to how the alleged harmful impact on the character of the countryside would affect the separate identities of the villages of Queniborough and Syston.



Appendix 1



Key

-  Site boundary
-  Public footpath
-  Public bridleway
-  Recreational trail
-  Photographic view locations

Number/Figure
GL0673 01
 Scale
 1:20000@A3
 Date
 19/01/2018
 Checked
 AL

Project
 Land off Barkby Road,
 Queniborough
 Drawing title
Site Context
 Client
 David Wilson Homes East Midlands

north

tel: 01530 265688 | email: info@golbyandluck.co.uk | web: www.golbyandluck.co.uk

This drawing has been produced by GOLBY AND LUCK LTD © all rights reserved. Ordnance Survey Licence No. 100053702 registered with ProMAP
 Office: 207 Leicester Road, Ilstock, Leicestershire LE67 6HP

golby+luck
 landscape architects

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

Querns Business Centre
Whitworth Road, Cirencester
GL7 1RT
T 01285 641717
cirencester@pegasusgroup.co.uk
Offices throughout the UK and Ireland.

Expertly Done.

DESIGN | ECONOMICS | ENVIRONMENT | HERITAGE | LAND & PROPERTY | PLANNING | TRANSPORT & INFRASTRUCTURE



All paper sourced from sustainably managed forests

Pegasus Group is a trading name of Pegasus Planning Group Limited (07277000) registered in England and Wales.

Registered office: Querns Business Centre, Whitworth Road, Cirencester, Gloucestershire, GL7 1RT
We are ISO certified 9001, 14001, 45001



Pegasus_Group



pegasusgroup



Pegasus_Group

PEGASUSGROUP.CO.UK