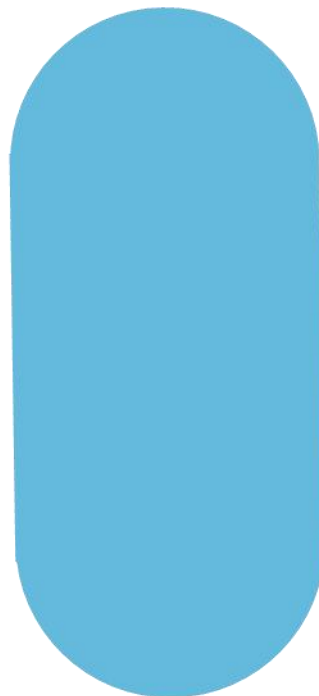


**WRITTEN STATEMENT IN RESPECT OF THE
CHARNWOOD LOCAL PLAN 2021-37
EXAMINATION**

**MATTER 3- CLIMATE CHANGE AND THE
NATURAL AND BUILT ENVIRONMENT**

On Behalf of Hallam Land Management Ltd



1. INTRODUCTION

- 1.1 This Written Statement is made on behalf of our client, Hallam Land Management Ltd, in response to the Inspectors' Matters, Issues and Questions for the examination hearings for the Charnwood Local Plan 2037.
- 1.2 Hallam Land Management Ltd have an interest in the land at Threeways Farm, Queniborough. The land is specifically covered under Policy DS3, site reference HA64.
- 1.3 Hallam Land Management Ltd has previously made representations to the Regulation 19 Local Plan consultation (Marrons Planning Representation dated August 2021).

2. MATTER 3- CLIMATE CHANGE AND THE NATURAL AND BUILT ENVIRONMENT

Issue 1 –Whether the policies relating to climate change and the natural and built environment, are positively prepared, justified, effective and consistent with national policy

- 2.1 Policy EV1 refers to protecting the Borough's '*distinctive landscape*' by requiring new development to protect landscape character and to reinforce sense of place and local distinctiveness alongside maintaining the separate identities of towns and villages.
- 2.2 Paragraph 174 of the NPPF says plans and decisions should protect and enhance valued landscapes [emphasis added] and not 'distinctive' landscapes. The ambiguity that results from this drafting can be resolved through a modification, such as;

Policy EV1: Landscape

We will carefully manage development to protect the Borough's distinctive landscape. We will do this by:

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- requiring new development to recognise ~~protect~~ landscape character and to enhance valued landscapes ~~reinforce sense of place and local distinctiveness~~; and
 - requiring new development to maintain the separate identities of our towns and villages.

2.3 We have previously submitted representations on behalf of Hallam Land Management Ltd which set out that Areas of Local Separation are not designated because of any special landscape quality or landscape value, but rather to preserve “settlement identity” (Pre-Submission representation paragraph 2.6). Land that is designated as Area of Local Separation under Policy EV3 does not preclude development.

2.4 The Local Plan identifies housing allocations in areas previously identified as Areas of Local Separation, on the basis that careful planning through design and layout is required to minimise the impact on the physical and perceptual separation between the built areas of settlements (Local Plan paragraph 8.20). The Site HA64, itself, is one such allocation that previously located within an Area of Local Separation.

2.5 We understand from the Council that separation continues to be an issue for allocations like HA64. In an attempt to manage this, the local plan includes illustrative diagrams to restrict development to specific areas of the allocated site. In the case of DS3 (HA64) the Policy says ‘*restrict development to the southern part of the site*’.

2.6 Taken together, the policy wording and illustrative diagram, in effect, seek to create a secondary Area of Local Separation designation within the site whereas the intension may have been to manage the transition between built development and the area of separation to the to the north.

2.7 There is no landscape evidence basis (including the consideration of settlement separation) for the Council to seek to restrict development to the southern portion of the Site in the manner shown on the illustrative

diagram. In our view, such a restrictive approach removes any flexibility within the allocation and prevents an appropriate development area and yield from being arrived at through a constraints-led masterplanning exercise that would be conducted as part of a future planning application. Such an approach also has the potential to conflict with the NPPF's requirement to make effective use of land (paragraph 119).

2.8 Hallam Land Management has identified an appropriate built developable area through a constraints-led approach informed by landscape advice. The outcome of that approach, the developable area within allocation HA64 and the landscape boundary as it relates to the AoLS, has been submitted to the Borough Council for pre-application advice to enable the preparation of an application that supports the delivery of HA64.

2.9 The pre-app advice submission included a plan showing:

- the site boundary;
- the housing area being proposed by Hallam Land Management;
- the area proposed for housing in the draft local plan; and
- the developable area contained in the 2020 application.

2.10 The plan (reproduced below) was supported by aerial visualisations to show the relationship between the development (Queniborough) and East Goscote and how the landscape strategy of planting and green space around the perimeter of the site would maintain and strengthen the separation between Queniborough and East Goscote.



2.11 The pre-application advice (received on the 26 May 2022 and available on request) says:

The ‘southern part of the site’ referred to in the policy is illustrated in a diagram which is described by the Local Plan as “a visual guide to assist with interpretation of the policy”. These illustrations convey how the Council considers the requirements of the policy could be met, but it is my opinion that there would be no policy objection if alternative approaches are developed which satisfy the same policy objective : in this case the separation between, and separate identity of, Queniborough and East Goscote.

The previous (refused) planning application was regarded as unduly intrusive into the area of separation between Queniborough and East Goscote. Important within this was recognition of the extent of New Zealand Lane as a ‘benchmark’ for the degree of protrusion northwards, the row of very prominent poplar trees, and to a lesser extent field boundary hedges, as perceptual and visual barriers, and the impact on the landscape when viewed from the north (A607) and east. The emerging local plan allocation HA64 reflects these parameters but compromises on the extension of development into the flat and open

landscape a north easterly direction, especially when considered together with the adjacent HA65, in order to facilitate development.

It is considered that the proposed housing area plan (depicted by yellow dashed line on plan ref 6231-L-13) [see below] addresses completely the parameters associated with the extremity of New Zealand Lane and the poplar trees. It is considered that the poplar trees in particular – especially if augmented in the manner illustrated in the aerial visualisations - would form such a strong barrier, that the part of the housing area plan that exceeds the Local Plan illustration to the west and north west (and only these parts) of the existing Three Ways Farm complex would not be perceived as undermining the separation of the settlements or eroding their separate identities. They would be viewed in the context of a backdrop formed by New Zealand Lane and the respectful extent well short of the northern extremity of New Zealand Lane would mean the new development would be subservient on the issue of separation to the impact arising from New Zealand Lane.

The part of the housing area plan north east of the existing Three Ways Farm complex accords strongly with the depiction in the emerging Local Plan and fulfils the ‘compromise’ made by the Plan as referred to above. As with the parts of the site referenced above, the planting illustrated by the aerial visualisations would both mitigate landscape impact in a visual sense (from viewpoints further east and north, including the A607) and would serve to protect separation between the settlements in the manner intended by the emerging Local Plan.

The remaining section of the housing area plan – due north west of the Three Ways farm complex, and small area that protrudes beyond the LP allocation (north east section) – do not benefit from the same degree of mitigation by existing features, or acceptance by emerging policy. However they would benefit from the screening shown in the aerial visualisations in the same way as the remainder of the site, and within the overall context of the site they are a small proportion, which in my judgement would not be critical to the separation issues of foremost

concern to the emerging policy.

2.12 Whilst noting that the housing area proposed does not directly align with the illustrative diagram associated with HA64, the Council accepts that the extent of housing identified on plan ref 6231-L-13 (see above) will not impact upon the objectives sought by Policy DS3(HA64) to maintain the physical and perceptual separation between Queniborough and East Goscote and preserve the separate identity of those settlements.

2.13 In accordance with the Council's advice the illustrative diagram for HA64 should be modified to recognise the development area proposed by plan 6231-L-13. In recognition of this position and to establish a clear policy framework that enables the transition from the developable area through a landscape area to the area of separation to the north and east Policy DS3 (HA64) should be modified to read:

We will support development proposals at site HA64 that:

- ~~• restrict development to the southern part of the site; and~~
- ~~• through their masterplanning approach design and layout will include appropriate design and landscape treatment adjacent to the Area of Local Separation design and layout, clearly maintains the physical and perceptual separation between Queniborough and East Goscote and preserves the separate identity of those settlements~~