



Charnwood Local Plan Examination. Matters, Issues and Questions.

Statement on Behalf of Davidsons Developments (ref PSLP/575).

Matter 3 – Climate Change and the Natural and Built Environment.

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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?

Policy EV2 – Green Wedges

11. Policy EV2 advises that the Council will work with partners to manage the pattern of development to protect areas of Green Wedge to ensure that they fulfil their functions to provide a green lung into the City, open areas for people and wildlife and to safeguard identities of communities. The policy supports small scale development where it is small scale, retains and creates green networks and retains and enhances public access to the Green Wedge, especially for recreation.
12. The reasoned justification sets out the function of Green Wedges to guide development form, provide a green lung into the City, ensure that as the urban area grows it is accompanied by open areas for people and wildlife, and to safeguard the identities of communities. The reasoned justification notes that the development strategy includes allocations of land within areas of Green Wedge.
13. For the proposed allocation west of Anstey, land to the south of Groby Road proposed for allocation formed a small part of the extensive area of Green Wedge between Glenfield and Anstey identified in the adopted Local Plan.
14. The Sustainability Appraisal (SD-5) considered the implications of the proposed allocation west of Anstey on both the landscape character of the Charnwood Forest to the north and the Green Wedge to the south and concluded that policies in the plan to provide high quality design and green infrastructure should help to ensure that significant effects are avoided.
15. The Development Strategy and Site Selection Topic Paper (TP-2), at paragraph 4.22 explains the stages in the preparation of the plan where landscape mitigation was considered. For the land west of Anstey, this included discussions through technical exchanges following consultation on the Draft Plan. Through this collaborative work the appropriate extent of the proposed allocation was confirmed with input from Golby + Luck, Landscape Architects in relation to potential landscape impacts on the Charnwood Forest and Green Wedge.
16. The proposed allocation does not extend development further south than the existing settlement edge, maintaining an extensive area of separation between Anstey and Glenfield. Through land under the control of Davidsons, the proposals will provide for a new Country Park, delivering significant biodiversity benefits along the Rothley Brook corridor and providing new informal recreational opportunities, adding to the existing recreational network in the area.
17. Following the Regulation 18 consultation, Davidsons Developments has worked collaboratively with officers to develop the proposals for the development of the proposed

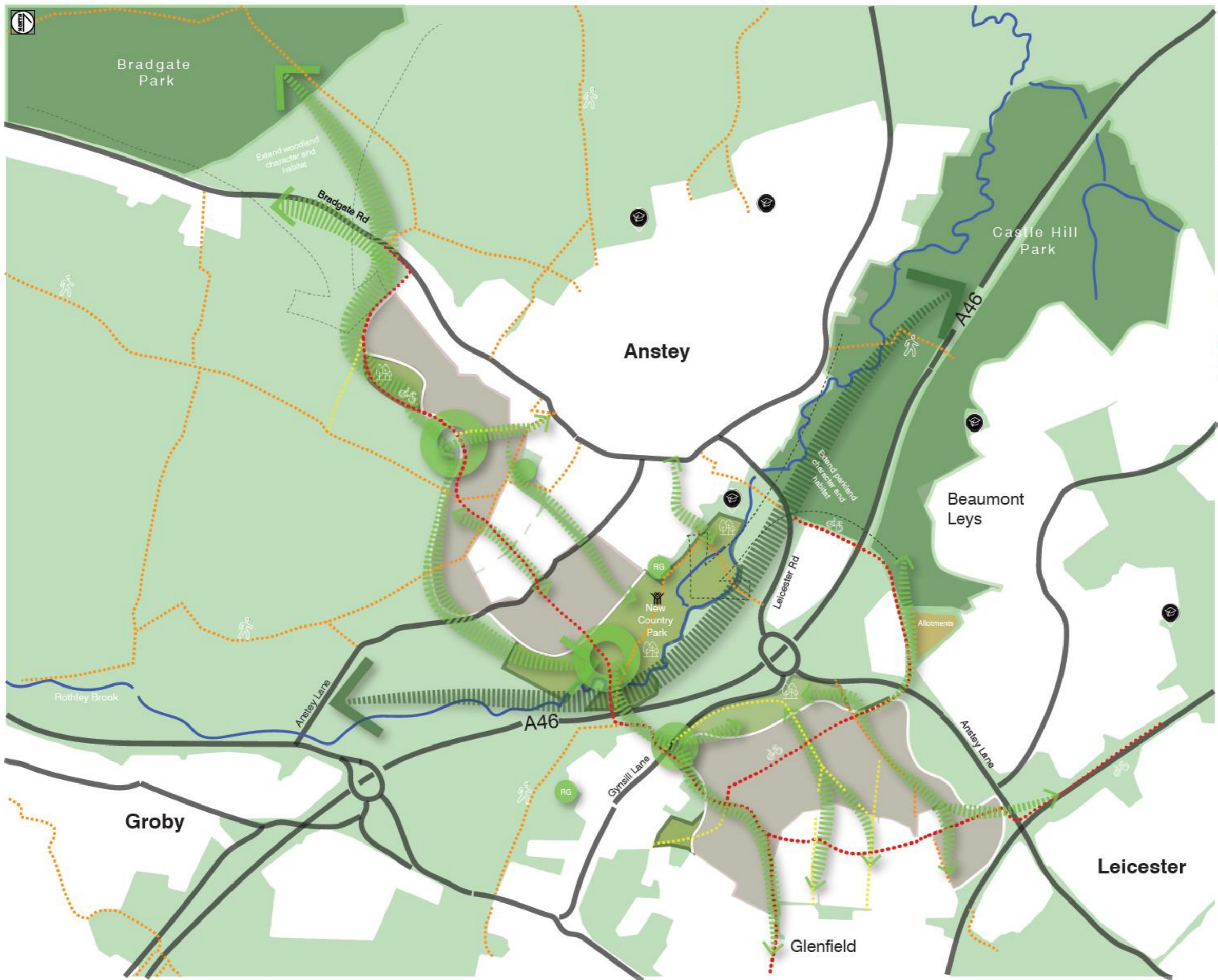
allocation, taking a landscape led approach to establish the appropriate extent of the allocation. This work has looked at how the green infrastructure proposed as part of the development can complement existing provision to deliver a properly functioning Green Wedge as intended by the policy providing important recreational connections to nearby green infrastructure. The Green Infrastructure Strategy prepared by Golby and Luck and Urban Wilderness (**see Appendix 1**) shows how the allocation will;

- Provide a new Country Park within the Rothley Brook valley, improving informal recreational connections and delivering biodiversity benefits;
- Provide strategic recreational connections for walking and cycling from the edge of the City north-west towards Bradgate Park;
- Provide new connections north-east towards Castle Hill Country Park; and
- Connect with existing local green routes provided as part of the St James Gate development off Groby Road.

1.8. This approach is wholly consistent with the objectives of Green Wedges in seeking to ensure that alongside new development green lungs are retained that retain and enhance public access, especially for recreation.



Appendix 1 – Green Infrastructure Strategy, Urban Wilderness



NOTES
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- LEGEND**
- Sustainable urban extensions
 - Proposed Country Park
 - Primary Green Infrastructure—hedgerow, woodland and habitat connections to include informal recreation routes
 - Primary Habitat corridor along the Rothley Brook
 - Key Green Infrastructure node with a focus linking proposed Green Infrastructure to proposed cycle and footway infrastructure
 - New strategic cycle infrastructure
 - New Footpaths
 - Existing Public Rights of Way

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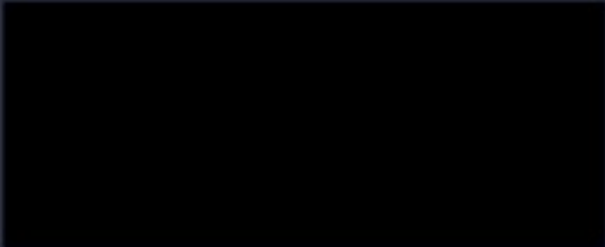


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