

**Gladman Developments Ltd**  
**North West Leicestershire Local Plan Examination**

**Matter 8**  
**Countryside and Open Space**



**December 2016**

# 1 COUNTRYSIDE AND OPEN SPACE

## 1.1 a. Is Policy En5 consistent with national policy in designating 'Areas of Separation'?

- 1.1.1 The supporting text to Policy EN5 at paragraph 10.43 states that it is important to ensure that individual settlements retain their own character and identity, which is recognised in Countryside Policy S4 where the potential impact upon the separation of settlements is an important consideration.
- 1.1.2 The policy states that the reason for the designation is because the land falls within the Coalville Urban Area, which on the basis of Inset Map 10, would appear to be the case; however, Gladman consider the policy is unnecessary, as it would seem the land would have the same level of protection afforded by Policy S4 were it simply designated as Countryside.
- 1.1.3 Since Policy S4 would appear to accord with the crucial requirement of Local Plans to provide for the identification of land where development would be inappropriate, it is considered that whilst this designation is not inconsistent with national policy, it is an unnecessary additional tier of protection to these areas.

## 1.2 b. Does Policy En5 make appropriate provision for Areas of Separation between Coalville and Whitwick?

- 1.2.1 If it is deemed that the policy is necessary by the Inspector, Gladman do not have any particular comments on the extent of the area currently designated.
- 1.2.2 However, we consider the Settlement Fringe Assessment (SFA/01 and SFA/10) and the SHLAA (HO/06) that underpins Policy EN5 to have arrived at the correct conclusions regarding land to the West of Thornborough Road in Coalville. These documents conclude that area of land can be developed without undermining the separation of settlements, which is also the conclusion of our current outline application<sup>1</sup> for up to 270 dwellings (plan enclosed with Hearing Matter 2).
- 1.2.3 We therefore conclude that Policy EN5 is justified and therefore sound in relation to the areas that have been excluded from the Area of Separation, covered by EN5.

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<sup>1</sup> 16/01407/OUTM: Erection of up to 270 dwellings with public open space, landscaping, sustainable drainage system, car parking area for New Swannington Primary School and vehicular access points from Thornborough Road and Church Lane.