



# Quorn Village Design Statement

April 2008



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# What is a Village Design Statement?

## The Process

A Village Design Statement seeks to record the features of the built and natural environment of a village that are valued by its residents with the object of producing an advisory document for formal adoption by the Local Planning Authority as 'Supplementary Planning Guidance'.

## Aims and Objectives

Village Design Statements are prepared by local people and to achieve adoption must demonstrate that there has been full consultation with the community. Their main purpose is to safeguard and enhance the character of each village by promoting sympathetic and contextually appropriate design in all new developments, large and small.

The Charnwood Borough Council publication '*Charnwood - Leading in Design*' (July 2005) contains the following statement:

*'The natural environment, landscape quality and historic character of Charnwood are precious assets that should be preserved and enhanced for the benefit of current and future generations.'*

Accordingly, the Quorn VDS aims to make all residents and developers aware of the assets that are unique to Quorn and encourage the community to take responsibility for ensuring that future changes and developments preserve and enhance these assets.

## How will our recommendations be applied?

Once adopted by the Borough Council, the VDS will become a tool in the formal Development Control process. Everyone proposing building works from major new developments to minor alterations will be expected to address its provisions as a condition of approval. The document will provide developers and their advisors with guidelines which indicate acceptable design solutions and avoid controversy. At the same time they aim to enable Councillors and the public to comment on applications with more focus and authority.

Change is inevitable but the VDS provides an opportunity for the community to influence future changes and avoid the unfortunate 'loss of heritage' arising from development pressures as in the past.

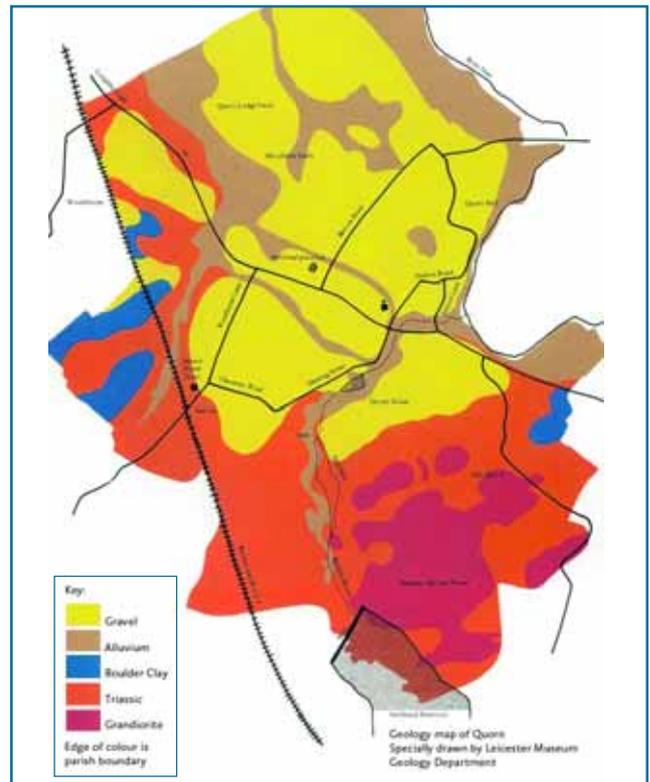
- 1.1.1 Quorn is a large village but it retains many of the qualities of a rural settlement with generous green spaces, countryside walks and a unifying architectural theme based on traditional details and scale and the use of local construction materials - brick, stone, slate and rough cast render. There have been contextually inappropriate new developments but most are screened or have become softened by planting and in general do not detract from the historic core which has been designated a Conservation Area.
- 1.1.2 The Design Statement includes a section highlighting important historical events that explain the development and character of the village. Other sections set out guidelines for the future based on an analysis of Landscape, Settlement Pattern, Buildings, Spaces and Traffic considerations informed by a broad brush picture of the past and present. These guidelines offer constructive criticism based on extensive research and seek to address the threats and concerns identified by the village community. It is recognised that change is unavoidable but there is consensus that changes must always respect context.
- 1.1.3 This Statement seeks to ensure that future developments preserve the essential character of Quorn and to suggest opportunities for appropriate restoration or enhancement. Its aim is to safeguard the integrity and independence of the village so that succeeding generations will continue to enjoy, understand and defend its historic foundation.

## 2.0 The Village Context

### 2.1 *A brief description of geographical and historic background*

2.1.1 There was no Quorn when the Domesday Book was produced in 1086 because the area was then open countryside where the Lords of the Manor of Barrow-on-Soar and Beaumanor came to hunt. Ancient track ways crossed this land, including a route from Loughborough towards Leicester and a track from Barrow's medieval bridge towards Beacon Hill and onwards.

2.1.2 Where the tracks crossed is now known as Quorn Cross and on a slight rise nearby a chapelry was built, parts of which are retained in the much altered and extended St Bartholomew's church. The church dates from 1153 and until 1868 was linked to the mother church at Barrow-on-Soar. It is built of local granite and retains evidence of its Norman foundation. By the 14th century Quorn had grown to become a settlement of over 200 people.



*Geological Map of Quorn*



*Aerial view above Quorn Cross*

2.1.3 The geology of the area has influenced the development of Quorn. Much of the village is founded on a thick layer of sand and gravel, which has been excavated for use in building work. Red clay once supported a brickworks and for centuries the granite rocks of Buddon Hill have been the source of good building and road stone for the Midlands and beyond.

2.1.4 Buddon Brook flows through the village and joins the River Soar near Quorn Cross. Until recent times the village suffered badly from flooding, mainly from this Brook, although its waters helped to provide excellent pasture land for animal farming on unfenced common land.

2.1.5 Quorn has a number of large houses and halls. Two of the oldest sites are Quorn House and Quorn Hall both of which were seats of the Farnham family, landowners of great influence whose lineage can be traced back to the 13th century. The Farnham Memorial Chapel added to the church in 1392, contains a number of monuments which commemorate various members of the family.

2.1.6 Quorn House, originally the Overall, was the first Farnham residence but Thomas Farnham broke away and founded Quorn Hall by the river in 1430. The present Quorn House dates from 1820 when it was re-built. Nearby Chaveney Manor also belonged to the Farnham family and its origins date from 1415. A number of other buildings once owned by the Farnhams include the 17th century Dower House off Station Road and Quorndon Mill off Chaveney Road, the latter

## 2.0 The Village Context

built to grind local corn long ago when Buddon Brook was diverted to drive the mill stone. Because of their landed wealth the Farnhams owed military and other duties to the Crown and served in high office to Queen Elizabeth 1st and others



*Quorn House*

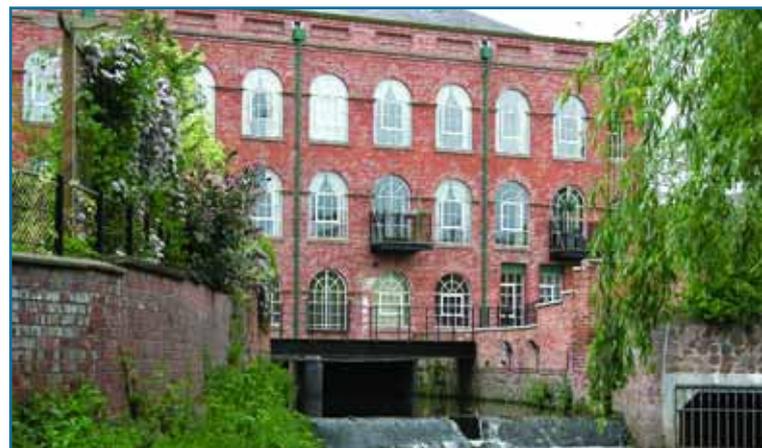


*Quorn Hall*

- 2.1.7 Main roads were improved when the Turnpike Act of 1729 introduced tollgates at the entrances to the village. Stagecoaches, farmers' carts and animals incurred a charge and the revenue went towards funding a much improved stone surface.
- 2.1.8 Several local inns such as The Bulls Head and The White Horse were post houses providing refreshment and accommodation for long distance stagecoach travellers together with stabling for resting and changing horses.
- 2.1.9 New businesses and shops were opened to accommodate a growing population including a tallow factory for candle making, a timber merchant and a wheelwright's shop.
- 2.1.10 Methodist and Baptist chapels have long

been established in the village. The Baptists used the 500 years old Meeting House in Meeting Street for their worship prior to the construction of the chapel in 1770 and the Methodists used a variety of sites from 1822 until their new Chapel was opened 1907.

- 2.1.11 Hand frame knitting machines installed in workers cottages reached a peak of 188 in number but by 1844 most knitting work had transferred to factory production as a result of the growth of steam power. The expansion of factory production was assisted by the canalisation of the river Soar in 1794 which allowed Derbyshire coal to be brought in by barge to fuel the new machines, and later enabled the building of a gas works.
- 2.1.12 In the mid 19th century there were seven hosiery and lace factories in Quorn but by 1870 only two factories remained. However, Michael Wright, who had arrived in 1860, expanded his mill and by 1881 employed 400 workers producing cords and braids. In World War I, 2,000 workers made webbing for soldiers' uniforms and thereafter production thrived on the manufacture of elastic materials used in underwear. Wright's Mill still dominates the centre of Quorn although the main building has been converted to apartments, and production has transferred to a much smaller unit near by.



*Wrights Mill*

- 2.1.13 By the mid 19th century farming activity had declined and only one fifth of farm workers remained in work. However, the new factories, expanding quarries around Buddon Hill and the Quorn Hunt were able to provide alternative employment.

## 2.0 The Village Context

- 2.1.14 In addition to the Farnham properties, Quorn has many other large houses, several of which were associated with the development of the Quorn Hunt, the foundation of which dates from 1753 when Hugo Meynell, 'The Father of English Foxhunting' bought Quorn Hall and extended it to include new guest rooms, stables and kennels. Quorn Court, built for the Duke of Devonshire in 1746, Stafford House and Charnwood House were all used to entertain visiting hunting parties.
- 2.1.15 Many jobs were provided by the Hunt, including ostlers, grooms, kennel boys, domestic staff and five blacksmiths. Gentry and royalty travelled from all parts of the country to experience foxhunting in Leicestershire and from 1840 visitors received a red-carpet welcome at Barrow Station. When Quorn's own station on the Great Central line opened in 1898 the same welcome was organised. All this activity brought much business to the village and in the 1890s prompted the building of large houses for the 'well to do' including Quorn Grange and One Ash.
- 2.1.16 St. Bartholomew's National Schools, built in 1834 were the centre of education in the village until the foundation of Rawlins School, the oldest parts of which were built in 1897. Thomas Rawlins had previously founded a school in nearby Woodhouse but when it failed, the law then allowed the transfer of proceeds to the building of a new Grammar School in Quorn. The school was not complete in time to receive the first intake of students but fortunately, the Village Hall had just been constructed in 1889 and this accommodated Rawlins pupils until their new classrooms were ready.



*Old Primary School*



*Site of Rawlins College*

- 2.1.17 The modern village contains many listed buildings as testament to its rich and varied heritage. Much of its historic building stock remains and embraces a range of accommodation and styles including workers' cottages and terraces, fine houses, great halls and a number of notable commercial and industrial premises. Their use may have changed but they preserve the historic character of the village and provide evidence of its ancient foundation.

### 2.2 ***A short description of the village today - people/economics/prospects Special considerations that affect development pressures such as tourism, mineral extraction etc.***

- 2.2.1 Quorn is a large village and thus able to sustain a wide range of amenities to suit all ages. There are shops, two schools, sports clubs, nurseries, theatre groups, a library, churches, pubs and restaurants, and many clubs which meet in the Church Rooms and Village Hall. These amenities and activities assist in creating a diverse and vibrant sense of community, reinforced by events such as the May Day Celebrations, Open Gardens, Christmas Illuminations and events staged by The Great Central Railway. The award of Environment Village of the Year 2000 achieved through the efforts of the Parish Council working with villagers on various enhancement projects is further evidence of community spirit and Quorn has been a winner of the 'Best Leicestershire Village' award on many occasions

## 2.0 The Village Context



*May Day Celebrations*



*Great Central Railway Station*



*Cave's Field cricket pitch*

2.2.2 The village is centrally placed on the national road network, close to the M1. East Midlands Airport is nearby and there is a good rail service to London, Birmingham and the north from both Loughborough and Leicester. As a result, the village has become popular as a dormitory settlement for workers throughout the East Midlands and further afield, separated from Loughborough and neighbouring settlements by open countryside. The A6 bypass allows easy access to Loughborough and Leicester and secondary roads lead west to Woodhouse Eaves and the Charnwood

Forest and east to Barrow upon Soar and the Wolds. These secondary roads lead immediately into attractive meadows and woodland to which there are also a number of footpaths.

2.2.3 The A6 bypass opened in 1991 has relieved congestion and calming measures along the 'old road' have controlled speeding through the village centre. However, there is evidence of increased local traffic along alternative village routes which motorists use to avoid 'humps'. Accordingly, many residents feel that a traffic master plan for the village should be a condition of any future development.

The car park off Station Road is an important amenity, encouraging business for shops, pubs and restaurants but parking can be difficult when the pubs and restaurants are busy. This adds to parking problems for residents in the centre of the village for whom the Station Road car park is the only off street parking option.



*Careless Parking*

2.2.4 Only a scaled down Wrights Mill operation remains as evidence of Quorn's industrial past and the original mill building has been converted to apartments. Today, shops, pubs, hotels, restaurants, the two schools and a wide range of small businesses offering trade and professional services are the main sources of employment within the village.

Whilst local shops and businesses should be encouraged since the personal service they provide reinforces the sense of community, some residents are concerned regarding the

## 2.0 The Village Context

trend for some village pubs to become 'venues'. These attract large numbers of visitors who appear to 'take over' the village centre, particularly at weekends.

- 2.2.5 In recent years the community has supported a number of environmental improvements. After a long campaign for flood alleviation measures, the then National Rivers Authority undertook major protection works in the early 1990s and the incidence of disruptive flooding has since reduced. Another campaign which received national coverage successfully resisted the development of Cave's Field and preserved it as a cricket ground.

Various landscaping and planting schemes have been implemented notably at Quorn Cross, The Banks and The War Memorial. In addition, the church has been floodlit, items of public art have been installed at a number of sites around the village and a planting feature commemorating Princess Diana has been built at the junction between Stoop Lane and School Lane. Some of these works contributed to the award of Environment Village of the Year, 2000.

- 2.2.6 The community values its public buildings and spaces and a new campaign is under way to save the Old Primary School for community use. In addition there are plans for extensive landscaping improvements to Stafford Orchard.

### Guidelines 2.1 & 2.2

1. Planning permission for any development which is likely to affect the volume and pattern of traffic movements within the village should be conditional upon a Traffic Impact Assessment for the village as a whole. Residents consider that if the TIA proposes significant changes there should be public consultation prior to implementation.
2. The existing open space which separates Quorn from Loughborough should be maintained to preserve the distinct identity of the village and protect its character.
3. The provision of adequate off street parking should be a condition of any development, particularly within the village centre where there are evident existing parking problems.

## 3.0 Landscape, Geology and Biodiversity

### 3.1 *The visual character of the surrounding countryside*

3.1.1 Quorn occupies an attractive rural position in the Soar Valley on the eastern fringe of Charnwood Forest. East towards Barrow on Soar, which marks the edge of the Leicestershire Wolds, the village setting is dominated by the flood-plain of the River Soar and the centreline of the river marks a large part of the eastern boundary of the parish. A history of flooding has prevented development northeast of Quorn Hall and preserved the meadows separating Quorn from Barrow.

North and west of the village towards Loughborough, farmland and playing fields form part of the green wedge which preserves the separate identity of Quorn. Much of this green area is contained within the parish boundary.

To the southeast, housing extends along Leicester Road almost to the boundary with Mountsorrel. The grounds of Quorn House extend behind these houses together with the parts of Buddon Wood and Buddon Hill that remain after many years of intensive quarrying. Southwest of the village, towards Swithland and Woodhouse, the landscape rises gently to the granite outcrops, heathland and woods of Charnwood Forest.

### 3.2 *The relationship between surrounding countryside and the village edges*

3.2.1 With the exception of the road from Mountsorrel the approaches to the village emphasise Quorn's rural setting and the sharply defined boundaries between its built up area and surrounding countryside. This serves to underline Quorn's identity as a distinct and separate community despite the proximity of Loughborough and neighbouring villages.

3.2.2 The approach from Loughborough via the A6 passes through farmland and the edge of the 'built up' village is clearly defined by Farley Way and Woodhouse Road. The Borrow Pit, a wildlife haven, is just visible to the east.



*Approach from Loughborough*

3.2.3 From Barrow, the road crosses the flood plain of the River Soar and bridges the new A6 bypass affording a panoramic view of Quorn against a backdrop of the hills of Charnwood Forest. At this point, Meynell Road and Farley Way define the limits to building along the northern margin.



*Approach from Barrow*

3.2.4 From the southeast, the old A6 Leicester Road is built up along the southwest side and the opposite side of the road falls away to open meadows within the flood plain of the River Soar. Physical separation from Mountsorrel is less clearly defined, although the newly constructed Granite Way (outside the Quorn boundary) establishes the built up edge of the neighbouring village.

## 3.0 Landscape, Geology and Biodiversity



*Leicester Road Approach*



*Adjoining open meadows on Leicester Road*

- 3.2.5 From the southwest, Wood Lane skirts Buddon Wood which conceals the quarry and passes through its attractive woodland fringes to enter the village at the Quorn Grange Hotel.



*Approach along Wood Lane*

- 3.2.6 The road from Woodhouse and Woodhouse Eaves descends through arable farmland from Beacon Hill, the highest point in Charnwood and over the preserved historic

Great Central Railway which marks the transition into the built-up area.



*Approach from Woodhouse*

### 3.3 ***The relationship between the village and any special landscape and geological features, such as woodlands, nature habitats and reserves.***

- 3.3.1 The geological features of Quorn broadly divide into two distinct areas. The larger, northern part of the parish consists of sand and gravel beds derived from Ice Age deposits together with alluvium laid down by the River Soar over millennia. The built up area of the village is contained within this relatively flat land. The southern part of the parish rises gently towards Buddon Hill, an ancient area of granite covered by old woodland, both much depleted by quarrying.

- 3.3.2 Quorn contains several ecologically significant stretches of water, notably Swithland Reservoir, Quorn House Pond, Springfield Lake, Quorn Borrow Pit, Buddon Brook, Poulton Brook and the River Soar. Swithland Reservoir, a part of which is contained within the parish boundary, is the source of Buddon Brook which flows through Quorn House Park (serving Quorn House Pond) and into the village centre, ultimately discharging into the River Soar.

Poulton Brook is smaller than Buddon Brook but no less important. It flows under Woodhouse Road, through Tom Long's Meadow to join Buddon Brook in Quorn House Park near Meeting Street, where there was once a ford.

Springfield Lake, a legacy of sand extraction,

## 3.0 Landscape, Geology and Biodiversity

is located within the 1980s housing development off Farley Way and Quorn Borrow Pit, a result of more recent mineral extraction, is located outside the village towards the northern boundary of the parish.

The River Soar which flows into the River Trent and also connects with the Grand Union Canal forms much of the eastern boundary of the parish and is the most significant local feature affecting biodiversity and natural habitats.



*Springfield Lake*

- 3.3.3 Generous areas of woodland and many specimen trees are an important feature of the village, serving to emphasise its rural character and soften the impact of buildings. Centuries old Buddon Wood in the south of the parish is part of the Buddon Wood and Swithland Reservoir Site of Special Scientific Interest (SSSI) and hosts a wide range of wildlife and plant species. Before World War II and subsequent quarrying activity, Buddon Wood was one of Quorn's most important natural features and considered to be the finest Sessile Oak woodland in the East Midlands, noted also for its many local and rare species of invertebrate fauna. Although much depleted by aggressive quarrying, the woods are now protected and the quarry owners are committed to a programme of planting trees and restoring the landscape.

Quorn House Park contains further remnants of Buddon Wood and other substantial wooded areas include the grounds surrounding One Ash, Fenny Copse adjoining the new by-pass and several groups of trees around Quorn Borrow Pit.

Mature trees surround Quorn Hall and an avenue of substantial chestnut trees flank the former driveway that once linked the Hall to Barrow Road. Opposite the Hall, across the River Soar, an important group of trees are contained within the Barrow Gravel Pits SSSI. Although this area lies outside the parish boundary, its proximity makes it ecologically significant.

Within the heart of the village, the church yard features mature yew, silver birch and sycamore trees which provide an attractive backdrop to the church and village centre. Stafford Orchard contains an impressive avenue of lime trees, together with a variety of mature trees around its edges and weeping willows flanking Buddon Brook. Substantial trees surround the War Memorial Gardens and another group of mature trees screen the frontage to Rawlins College. In addition, individual specimen trees within private gardens, maturing screen planting and shrubs within post war estates and substantial hedges flanking footpaths all contribute to the impression of a settlement in harmony with the countryside.



*Buddon Woods*

- 3.3.4 Public and private open spaces provide cherished amenities which residents have strenuously defended against infill development. Stafford Orchard brings the countryside into the heart of the village and provides a site for community activities including the May Day celebrations and annual fair. Cave's Field remains the home of the cricket club. Tom Long's Meadow has been preserved as a nature reserve designated as a Local Wildlife Site (LWS). Rawlins Playing Fields serve the school and provide sports pitches for use by the

## 3.0 Landscape, Geology and Biodiversity

community. The fields adjoining Fenny Copse and Beacon View Farms provide a buffer between the village and the bypass and northeast of Quorn Hall, sports fields and Scotch Green meadow crossed by 'The Slabs' footpath to Barrow preserves the independence of the two settlements. Kaye's Plantation on the south side of Meeting Street is another LWS as are Buddon Brook Meadows, a series of small herb rich meadows located between Quorn House Park, Buddon Wood and Buddon Brook. Such meadows are rare both locally and nationally and sustain a rich variety of plants, insects and birds.

The Bowls Club, allotments and War Memorial Gardens provide important green spaces within the heart of the village. Loughborough Endowed Grammar School playing fields and Quorn football ground contribute to the 'open space' which separates Quorn from Loughborough whilst Quorn House Park contains the ancient remnants of the medieval deer park and parts of Buddon Wood which encourage wildlife, particularly badgers.



*Cave's Field*



*Tom Long's Meadow*

### 3.4 **Wildlife & Biodiversity**

3.4.1 Quorn is home to a rich variety of plants, birds and animals which thrive in its woodlands, lowland river and lakeside environments. In addition to the SSSIs which enjoy statutory protection, the County Council has notified a number of Local Wildlife Sites (formerly known as Sites of Importance to Nature Conservation) which are of local ecological importance and should be preserved. Whilst LWSs are not legally protected, they embrace irreplaceable areas of ancient woodland, species rich meadows and hedgerows. LWSs have been identified against written County criteria and their conservation is crucial to the future of wildlife.

Quorn currently has two SSSIs within or adjacent to its boundaries and fifteen LWSs, the latter including a range of environments from wet grassland to woodland, field, pond and stream. All are listed in Appendix 1.

In addition to local native species, rare ferns include the Rustyback, Brittle Bladder Fern and the Soft Shield Fern. Rare flowering plants include Mousetail, Spreading Bellflower and Ivy Leaved Crowfoot. Within the depleted Buddon Wood much of its 'special' flora survives, notably Slender & Trailing St John's Wort, Musk Mallow, Hoary Cinquefoil and Fragrant Agrimony, whilst within Buddon Brook Meadows precious plants include Golden Saxifrage, Moschatel, Marsh Marigold, Ragged Robin, Great Bittercress & Betony.

Much less welcome is Japanese Knotweed evident along the verges of Woodhouse Road. This is an invasive plant and subject to control under s14 of the Wildlife & Countryside Act 1981, which makes it an offence to plant or cause this species to grow in the wild. Both the police and local authorities have enforcement functions for the 1981 Act. Ragwort, deadly to horses particularly in its dry state in hay, is even more widespread. It needs to be controlled where it poses a threat to livestock and risks invading grassland: however, it is an important food plant to a wide range of invertebrates such as the cinnabar moth.

## 3.0 Landscape, Geology and Biodiversity



*Knotweed & Ragwort*

3.4.2 Buzzards and Ravens are increasing in numbers and the Kingfisher, Grey Wagtail, Nuthatch, Tree Creeper, Jay and all three species of Woodpecker are seen in the centre of the village, attracted by the areas of mature mixed woodland. Until the 1960s Quorn was one of the few places in Leicestershire with a population of Hawfinch, first recorded over a century ago. Mute Swans, Moorhens, Mallards, Canada and Greylag Geese and Snipes are resident in large numbers and Herons are a common sight along the Soar. Swallows, Swifts and Martins are regular summer visitors which arrive in the spring to breed. Robins, Tits, Blackbirds and Thrushes are common, together with dragonflies in the summer months. The wetland areas are also home to several species of Frogs, Toads and Newts, including the Great Crested Newt.

Six species of bats can be found locally, including the rare Leisler's Bat. There are a number of Badger setts, particularly south of Chaveney Road and Muntjac deer have also been observed around the village.

Many individual plants and creatures receive statutory protection through a range of legislative provisions. In addition, a large number of species have been identified as requiring conservation action either as species of principal importance in England (UK Biodiversity Action Plan species) or as local priority species in the Leicester, Leicestershire and Rutland Biodiversity Action Plan. Species which have seen a marked decline in the County are listed in the Leicestershire Red Data Books and those of particular relevance to Quorn are listed in Appendix 2.

3.4.3 The survival of these creatures requires not only the preservation of their habitats but the connections between them, through private gardens, new estates and public open spaces. Quorn's award of National Environmental Village of the Year 2000 recognises residents' concern for the preservation of natural habitats.

Some habitats are significant for biodiversity conservation. Those in Quorn which have been identified as habitats of principal importance for the conservation of biodiversity in England (UK Biodiversity Action Plan habitats) or as local priority habitats in the Leicester, Leicestershire & Rutland Biodiversity Action Plan, are listed in Appendix 3.

### Guidelines 3

1. The clear separation between the village boundaries and surrounding countryside should be maintained. (See also Guidelines 2.1 & 2.2)
2. Planning permission for major developments should require a contribution for enhancements around the village. Where appropriate these might include landscaping and planting measures to soften the visual intrusion of the former A6 trunk road, reduce noise pollution from the by-pass, screen industrial units on the village fringes and protect and encourage wildlife.
3. There should be no adverse impact on wildlife habitats, particularly those listed in

*Continued over...*

### 3.0 Landscape, Geology and Biodiversity

Appendix 1 and 3, together with the wildlife corridors linking them.

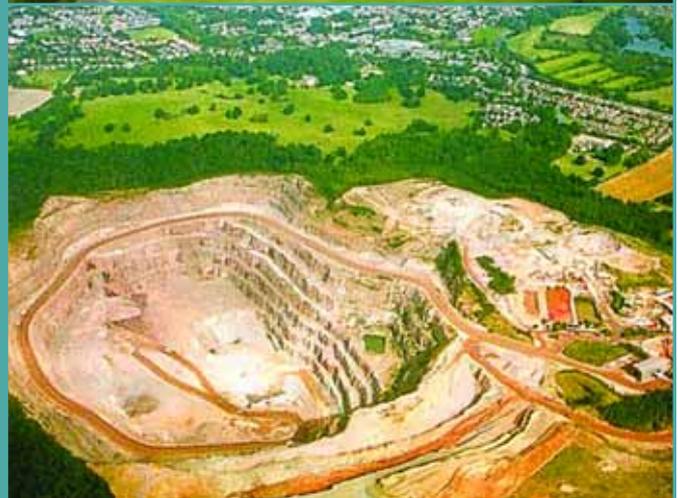
4. The possible presence of rare species, particularly those listed in Appendix 2, should be considered in the appraisal of any proposed development.

5. The creation of new wildlife areas and corridors during development should be encouraged in accordance with the provisions of the (Government Document) PPS9. See Appendix 4 & 5 for planting recommendations.

6. Existing woodland should be preserved. Any new building developments should allow for the planting of trees and hedging. Visionary long-term schemes for planting and maintaining slow-growing native species should be encouraged.

7. Watercourses, ponds, grassland and hedgerows must be protected in all future developments to safeguard wildlife habitats. Within major developments new ponds and hedgerows should be encouraged to provide additional habitats.

8. Regulations regarding the control of Japanese Knotweed and Ragwort must be enforced.



*Views from St Bartholomew's Church tower confirm the 'green' setting of the village. The aerial view of the quarry shows the proximity of Quorn to the North (at the top of the photograph). Leicester Road and the River Soar are on the right)*

## 4.0 Settlement Pattern

### 4.1 Zones & Layouts

- 4.1.1 The earliest mention of a settlement dates from the early 12th century when the village, founded on hunting and pastoral farming, developed around the intersection of important tracks linking Barrow across the River Soar to Beacon Hill and Loughborough to Leicester. This crossroads remains the historic centre, known as Quorn Cross.

By the 18th century the Leicester Road had become part of the turnpike connecting London with the North West and Quorn developed as a staging point. Coaching inns, stables and other businesses were established to serve travellers and the village expanded from Quorn Cross along the turnpike and along the road between Barrow & Beacon Hill. Most of the earliest buildings in the village are concentrated around Quorn Cross, along Meeting Street, High Street and along Station Road to its junction with Stoop Lane.

- 4.1.2 The Soar flood plain has preserved the rural division between Quorn & Barrow. Regular flooding prevented development north east of Quorn Hall and even within the heart of the village, flooding was alleviated only recently following the construction of defences by the then National Rivers Authority.



Quorn Floods c 2000

Leicester Road in 1922

- 4.1.3 In the 19th century industrialization of knitting and hosiery manufacture brought major change to the development of Quorn, hitherto a rural settlement based on hunting, farming and cottage industry, and its population doubled. Much of the housing in and around Barrow Road and

along Freehold Street dates from this period. A terrace of cottages was built by the Wright's Mill company for its employees on Wood Lane and the growing importance of the Quorn Hunt also prompted the building of new cottages on Meynell Road for Hunt workers.



Freehold Street



Meynell Road

Notwithstanding these developments, until the 1880s, the estates of important houses, particularly Quorn House and Quorn Hall, dominated the character of the village

- 4.1.4 Mills closed due to a slump in the late 19th century. Industry never returned and Quorn developed as a dormitory for the more affluent whose work was in neighbouring towns. The building of 'New Quorndon' evidenced by the Victorian and Edwardian villas along Loughborough Road marks the start of this change and the transfer to commuter settlement was given further impetus by the arrival of the Great Central Railway. Quorn and Woodhouse station opened in 1898, providing improved access to all parts of the country and large houses were built on plots convenient for the station along Chaveney Road.

## 4.0 Settlement Pattern



*Loughborough Road Villas*



*Chaveney Road*

4.1.5 By the 1920s and 1930s motor vehicles had made rural settlements more generally accessible. Accordingly, new housing was established on land between Chaveney Road and Cave's Field and ribbon development commenced along Leicester Road, extending the built up area to the boundary with Mountsorrel.

4.1.6 After World War II a national housing shortage and a trend towards migration from city conurbations accelerated demand for new housing and improved amenities throughout the country. A council estate was built at Unitt Road and in the 1960s a large private estate was established on land adjoining Tom Long's Meadow, infilling between Cave's Field and Woodhouse Road. Additional developments followed at various locations including Farley Way, Wood Lane and Station Road in the 1970s 80s and 90s.

4.1.7 Whilst providing good quality accommodation, the early estates in Quorn were indistinguishable from others built throughout the country. A reaction to anonymous large housing developments encouraged more sympathetic schemes and the later estates are more successful, generally smaller in scale and with greater attention to landscaping and matching to traditional materials and details. (See S.5 Buildings & Spaces).



*Sanders Road*



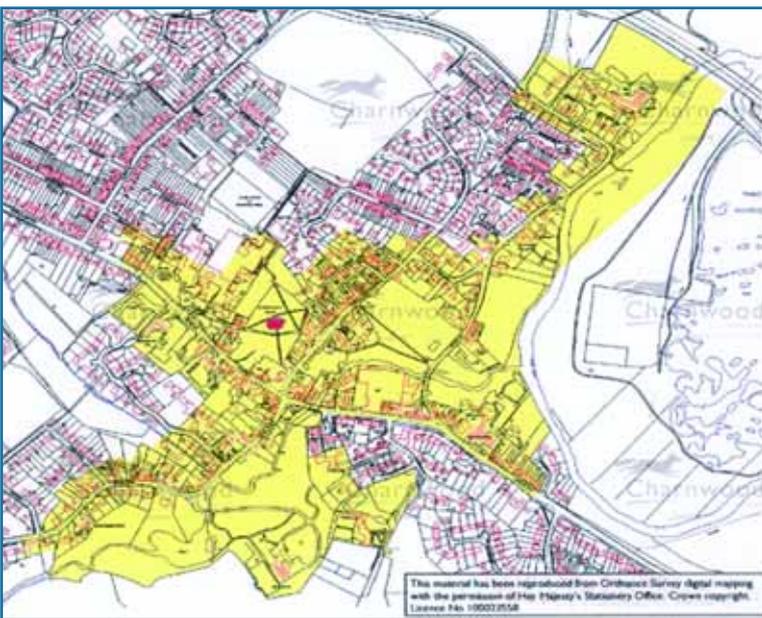
*Quorn Mill development*

4.1.8 In the 1950s and 60s the repair and adaptation of redundant old buildings for modern re-use was not a fashionable concept and throughout the country many old buildings were lost. In Quorn, an important medieval hall on Station Road was demolished and replaced by a terrace of shops. Although the shops satisfied a need, in common with many similar developments elsewhere, they were designed without regard to their setting.

National concern regarding the loss of heritage led to the concept of Conservation

## 4.0 Settlement Pattern

Areas with more demanding planning controls designed to safeguard the integrity of historic environments. Accordingly, a large part of the centre of Quorn was designated a Conservation Area in the early 1970s. Detailed information regarding the Quorn Conservation Area is available from Charnwood Borough Council (*Quorn Conservation Area Character Appraisal, February 2008*).



Quorn Conservation Area

### 4.2 **Character of streets and routes through the village**

- 4.2.1 Apart from the former A6 and Farley Way the main roads in Quorn are essentially rural in character, bordered by walls of local stone and substantial hedges. Stone boundary walls, a legacy of the Quorn Hall estate, are a particular feature of the approach from Barrow along Meynell Road whilst approaching Quorn from the west along Woodhouse Road, boundaries are mainly defined by hedges. The approaches from Mountsorrel and Loughborough are dominated by the former A6 and the wide carriageway suggests an urban rather than village character.

Stone boundary walls and hedges are an important feature throughout the village and together provide a unifying element that binds together buildings of different periods and the open spaces between them. (See S.6 Highways & Traffic)



Boundary Walls

- 4.2.2 Serious congestion through Quorn and neighbouring villages led to diversion of the A6 along the Soar Valley bypass. This was later accompanied by the introduction of calming measures along the former A6 to discourage through traffic and speeding. However, problems remain. There are parking difficulties and complaints that local traffic has diverted along inadequate domestic routes to avoid speed cushions and tables. Furthermore the former A6 retains the appearance of a trunk route rather than a village street and therefore continues to divide the village visually. (See S.6 Highways & Traffic)

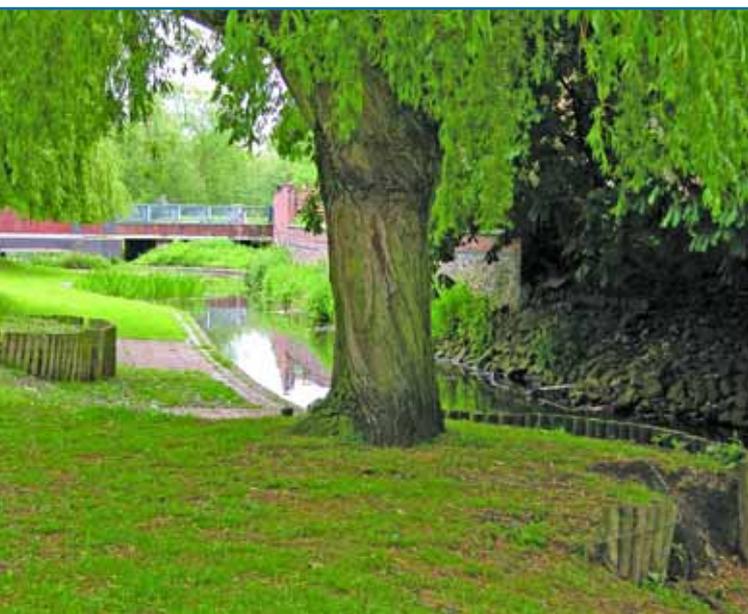
### 4.3 **Character & pattern of open spaces. Natural habitats throughout the village and relationship with the wider countryside. Relationship between buildings and open spaces**

- 4.3.1 The village contains a number of public open spaces, some gifted to the community by past residents. Whether purely functional, such as the free public car park, or recreational such as Stafford Orchard, Cave's Field and Rawlins Playing fields, they play an essential part in village life.



Stafford Orchard

## 4.0 Settlement Pattern



*Buddon Brook*

4.3.2 Outside the built up area important open spaces (some in private ownership) include the banks of the Soar, the meadows (Scotch Green) between Quorn & Barrow, Buddon Hill and Wood (SSSI), Buddon Brook and Barrow Gravel Pits (SSSI). Various ponds and lakes provide a habitat for wildlife and Tom Long's Meadow has been designated a SINC.



*The River Soar*



*The Slabs to Barrow*

4.3.3 The network of footpaths and alleyways throughout the village is an important amenity and it provides an incentive for residents and visitors to walk around the village rather than use their cars. Many routes are bordered by mature hedges which encourage birds and other wildlife.

The footpath network extends outside the village linking Quorn to Barrow via the 'slabs' and there are important paths to Swithland Reservoir around the Buddon Brook circuit, along Flesh Hovel Lane to Bull in the Hollow and to Woodthorpe around One Ash. (See S.3 Landscape Setting & Wildlife)

4.3.4 Quarrying has been a major source of employment for centuries and part of Mountsorrel Quarry, (one of the largest of its kind in Western Europe) lies within the parish boundary. Significant damage to the natural environment followed from this work and much of Buddon Wood has been lost. However operations are now much better regulated and the construction of a conveyor to the processing plant in Barrow, the building of 'Granite Way' for HGVs together with strict blasting controls and landscaping reinstatement conditions have contained the impact on the village.

4.3.5 Noise pollution from traffic using the bypass has steadily increased over the years. The substantial belts of mature trees around the environs of Quorn Hall provide only limited noise screening and any further developments on land adjacent to the bypass should incorporate dense roadside planting, preferably using semi mature trees.

## Guidelines 4

1. New development should respect the diverse origins of the village and avoid uniformity. Variety and innovative contemporary design is encouraged subject to harmonizing with the scale and character of the immediate locality and the village as a whole.
2. Housing development should provide a mix of house types, sizes, and affordability to provide for the diverse cultural, social and physical needs of residents. Refer to section 2.2 in '*Charnwood-Leading in design*' July 2005.
3. The mix of roof heights, chimney stacks and pots, buildings on the pavement edge and others set back, alleyways and ginnells creating closed spaces contrasting with open spaces should be protected and maintained within new developments to provide visual 'punctuation'.
4. Stafford Orchard, Caves Field, Tom Long's Meadow and the allotments are valuable open spaces and should be protected from commercial or residential development.
5. The gradual increase in building density towards the centre of the village should be maintained.

## 5.0 Buildings and Spaces in the Village

### 5.1 **Architectural Character in general. Setting and character of distinct areas of building types within the village. Scale, height, & density of buildings. Design, mixture of sizes, styles and types of buildings.**

- 5.1.1 For a settlement of approximately 5000 people, Quorn contains a surprising number of listed buildings. Around 48 properties appear in the Register (including a number of groups listed as a single entry), ranging from a K6 telephone kiosk in Meeting Street to the Grade 1 Parish Church of St Bartholomew which dates from the 12th century. With the exception of the church, all entries are Grade 2. A complete schedule of listed buildings in Quorn and notes regarding their individual and town-scape importance are contained within the Charnwood Borough Council publication *Quorn Conservation Area Character Appraisal*, February 2008.

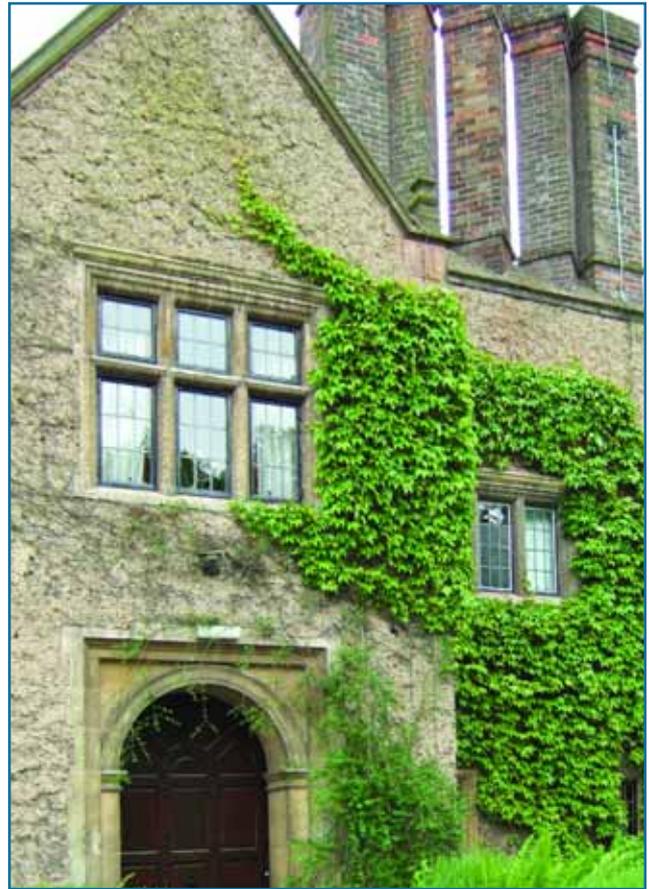


*St Bartholomew's Church*

- 5.1.2 In the centre of the village a number of listed buildings combine with more modest premises to form attractive groups along High Street and around Quorn Cross.

Some of the most 'important' listed buildings are located within private grounds, well screened from public view by mature planting. These include the two former Farnham residences, Quorn Hall (the original home of the Quorn Hunt) and Quorn House (currently headquarters to Rosemary Conley's organisation).

- 5.1.3 Arguably, the essential character of the



*Quorn Grange*



*Chaveney Manor*

village is defined by its more evident 'unlisted' traditional properties by virtue of their collective 'group value', particularly those in the centre of the village. Whilst the centre of the village enjoys Conservation Area protection it is important to apply similar standards to buildings elsewhere and discourage individual improvements which remove traditional materials and details to

## 5.0 Buildings and Spaces in the Village

the visual detriment of streets and neighbourhoods outside the Conservation Area.



Wood Lane

18th and 19th centuries. Nevertheless they stand together as a pleasing jumble of period properties of varying height and scale unified by the consistent use of local slate, brick and stone.



Quorn Cross



Barrow Road



High Street

5.1.4 Quorn has developed over many centuries and a number of areas within the village are defined by distinctly different architectural styles. The oldest part of the village is centred on Quorn Cross adjacent to the church and embraces High Street, Meeting Street and part of Station Road. Apart from the church no buildings survive from the 12th century and most date from the 17th,

5.1.5 Along the north east margin of the village, development centres on Quorn Hall, (c1750), originally built by a branch of the Farnham family, and later home to Hugo Meynell, founder of the Quorn Hunt. A number of cottages fronting Meynell Road were built in the 19th century to house hunt employees and their scale, vernacular details and the use of local brick and slate preserves architectural harmony.

## 5.0 Buildings and Spaces in the Village

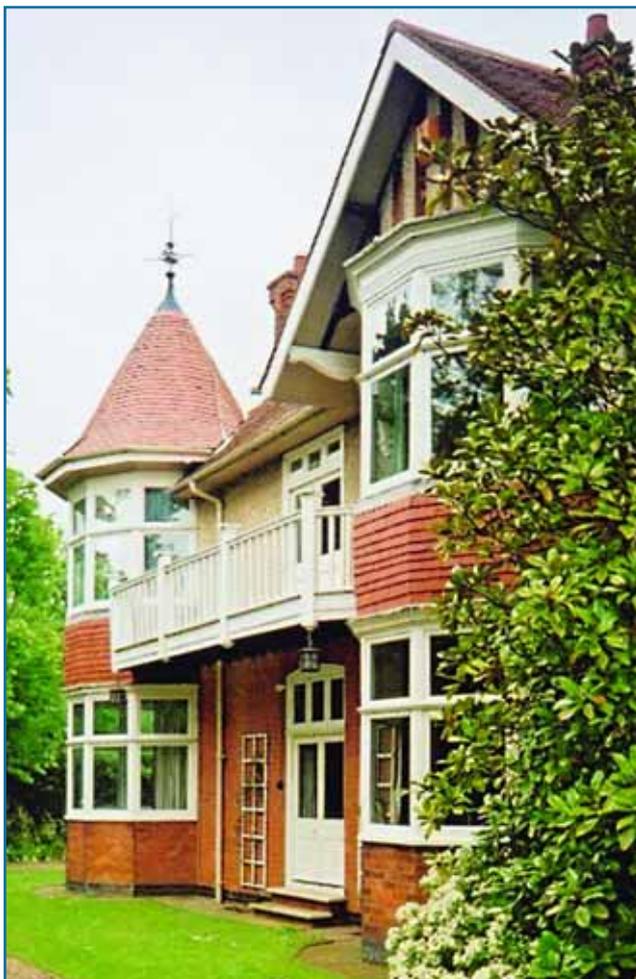
5.1.6 'New Quorndon', which dates from c1818, underwent considerable expansion at the end of the 19th century, characterised by the substantial late Victorian and early Edwardian villas built along Loughborough Road. At the same time more modest terraces were built along Barrow Road and Freehold Street for workers in the local textile mills. Although architecturally distinct, the use of local materials achieves the comfortable integration of both these developments.

5.1.7 The coming of the railway in 1898 attracted wealthy new business people to the village and led to the building of grand houses in the fashionable Arts & Crafts style along Chaveney Road, convenient for the station. The Arts & Crafts style derived from the adaptation and revival of medieval traditions and as a result, notwithstanding their exaggerated scale, the new buildings also 'blend in'.



*Chaveney Road and Woodhouse Road*

5.1.8 Along Leicester Road south east of Quorn Cross, domestic properties set back from the road are typical of 1930s ribbon development. A little earlier, perhaps commencing in the 1920s, a mixed estate of semi-detached and terraced houses was built behind the large houses on Chaveney Road adjoining Cave's Field. These developments illustrate a national preoccupation with cost saving standardisation and the use of mass-produced materials which were cheaper than local brick, stone and slate. As a result, few local manufacturers of building materials survived the 20th century and after the 1930s new buildings were uncompromisingly different, driven by 'modernisation' at the expense of conserving heritage.



*Arts & Crafts housing,*



*Ribbon Development - Leicester Road*

5.1.9 In the 1960s large and small housing estates 'filled in' between the areas noted above. The early estates were 'modern', built to efficient standard designs without regard to

## 5.0 Buildings and Spaces in the Village

context in terms of local materials or details and thus achieve an unhappy marriage between old and new. The more recent estates such as The Pingle and Wright's Mill developments are informed by an awareness of the importance of context and revive busy roof lines with dormers and chimneys, incorporate local vernacular details, and use bricks and slates which attempt to match traditional hues and textures. Thus they 'blend in' more successfully. Generous planting and landscaping further assists with integrating the later developments into the established village scene.



*Farley Way*



*The Pingle*



*Badgers Close*

### 5.2 **Green Spaces Hedges, Walls & Fences (See also S.3 Landscape Setting & Wildlife)**

- 5.2.1 Quorn benefits from a scattering of generous green spaces and important groups of trees. Stafford Orchard, St Bartholomew's Churchyard and the War Memorial Gardens, together with the trees shielding the car park are obvious green areas in the centre of the village. Other green areas, including Cave's Field, Tom Long's Meadow and Springfield Lake within the Farley Way estate are more discreet and serve neighbourhoods rather than the whole village. Together with the banks of the River Soar and Buddon Wood along the fringes of the village, all these areas combine to create the impression of a rural settlement enhanced by many private gardens containing specimen trees and planting.



*Green Spaces-Stafford Orchard*

## 5.0 Buildings and Spaces in the Village

- 5.2.2 Maturing private gardens and trees have somewhat softened the impact of the early housing estates but when the latter were built there was little investment in communal landscaping. Later estates such as Farley Way and the Bryant development off Station Road included provision for substantial communal landscaping and planting and this has assisted with their more immediate integration into the village scene.



*Bryant Housing - Station Road*

- 5.2.3 Long established hedges, walls built from local brick and stone, and traditional fences are an important feature of the village. Many of these are the legacy of the large estates such as Quorn House and Quorn Hall and they serve to influence and soften the design of later developments and bind them into the fabric of the village



*Boundary Walls & Hedges*

### Guidelines 5.1 & 5.2 - Setting, Character, Scale and Design, Green Spaces

1. Quorn is characterised by a pleasing jumble of roof heights and variety of architectural styles. New developments should maintain this variation and avoid uniformity.
2. Chimney stacks crowned by terracotta pots are an important feature. New developments should maintain this tradition.
3. These guidelines seek to encourage sympathetic and unobtrusive insertions and additions without discouraging contemporary design. The ruling criteria for 'modern' insertions are sympathetic scale, harmonising materials and respect for context.
4. Extensions should match the style of the original building. In the case of alterations to a building which does not 'belong', alterations should seek to restore harmony with neighbouring properties and the street as a whole.
5. Street parking and traffic

## 5.0 Buildings and Spaces in the Village

volumes are a significant problem. New developments should incorporate unobtrusive off road parking wherever possible. (See *'Charnwood – Leading in Design'*, Section 3.7).

6. Standard designs within large new developments should be customised to reflect the character of the village. New developments should embrace a variety of contextually appropriate styles and details. Village scale buildings incorporating terraces, open spaces, 'steps and staggers' and footpaths are preferred to executive style housing built on individual plots.

7. Green spaces and trees are an important feature of the village. New developments should incorporate sympathetic landscaping which reflects the local topography and utilises only locally native trees and plants. Boundary walls and fences should match to traditional materials and detailing and layouts should preserve and extend the existing network of footpaths.

The following photographs, over the next two pages, seek to convey the essential character of the village and its green setting together with examples of acceptable insertions...



## 5.0 Buildings and Spaces in the Village



*Above and previous page: Jumble of rooflines, architectural styles, projections and recessions, secret enclaves and green setting.*

*Above: Exemplar developments and insertions.*

### 5.3 *Distinctive village features, building materials and architectural details*

- 5.3.1 Together with Section 4 (Settlement Pattern), the preceding notes emphasise the importance of 'matching to' and preserving traditional materials and details in all new, alteration and repair works. Surviving older buildings are constructed from local materials and thus appear to grow out of the natural landscape as demonstrated around the Church where the jumble of architectural styles from different periods are united by the use of local materials and traditional construction details.



*The 15C Old Hall on the Green demolished in the 1960s*

- 5.3.2 Demolitions and insertions that ignore tradition threaten the visual unity of the village core. This is illustrated by the loss of the 15th century Hall on Station Road and its replacement by the present terrace of shops. (See S.4 Settlement Pattern).

In addition, 'improvements' including slates replaced with concrete tiles; modern picture windows replacing traditional casement and sash windows; chimneys capped or removed; render applied to the traditional 'Tucker' brick (a mellow red brick fired from local clays at the Tucker brickworks - now closed) and the addition of stylistically inappropriate doors and porches, seriously detract from village character.

- 5.3.3 The Guidelines 5.3 (1-3) and following illustrations aim to indicate features that characterise the village and whilst not exhaustive, suggest points including planning application criteria which should be considered in all future building works to ensure sympathetic design. (See checklist 6 in 'Charnwood - Leading in Design').

## Guidelines 5.3 (1) - Distinctive Features / Materials

1. Traditional Quorn is unified by the use of a small palette of local building materials - 'Tucker' red brick, Swithland slate, Mountsorrel granite and rough cast render. New developments should seek to match these materials.



*Above: Examples of traditional materials and details.*

## 5.0 Buildings and Spaces in the Village

2. Window and door openings within local stone facades are dressed with brick. This tradition should be encouraged in new developments.

3. Although Swithland slate and Tucker brick are no longer readily available every effort should be made to use salvaged material. Substitute materials should be carefully chosen to match the subtle hues and textures of original materials.

4. Rough textured render is also characteristic of the area and should be used where harmonising brick or stone cannot be found.

5. Modest extensions to all buildings deserve particular care to ensure that they harmonise in every respect with the original building.

### Guidelines 5.3 (2) - Distinctive Features - Chimneys, Roofs and Gables

1. Flue stacks with decorative pots are a distinctive element of Quorn 'Townscape'. They serve to punctuate rooflines and add visual

interest. New housing developments should incorporate stacks and existing stacks should be preserved. (Below).



2. Varying ridge heights, decorated gables and dormer windows are also typical. New developments should preserve these traditions. (Below).



3. The 'cottage' character of many Quorn homes derives from the use of dormers which allow the building of rooms within roof spaces. This permits the lowering of eaves levels which gives a cottage scale. New developments should acknowledge this tradition.

4. Repairs and improvements to buildings should match the materials and details which define their immediate location, always having regard to the overall village context.

### Guidelines 5.3 (3) - Distinctive Features - Windows and Doors

Traditional windows, doors and porches are an important village feature...



*Above: Examples of windows and door features.*

*Continued over...*

1. Traditional windows and doors should be preserved.
2. Replacement windows and doors should match to original styles and details in all respects and seek to replicate their proportions and materials. Pvcu replacement windows and doors should be avoided unless a bespoke design service is offered. Standard pvcu windows and doors may offer attractive maintenance advantages but fail to recognise original character and thus devalue the property. Replacement pvcu windows and doors are unacceptable within listed properties.
3. In general, new developments must incorporate contextually appropriate fenestration and doors which respect the local vernacular including dressings around openings, cills and lintels.

### 5.4 **Planning Applications & Enforcement**

Refer to following Guidelines 5.4

## Guidelines 5.4 - Planning Applications and Enforcement

1. All Planning Applications must comply with the conditions of 'Charnwood Leading in Design, Checklist 1'.

Particular emphasis should be given to the following criteria:

- Applications must clearly illustrate how proposals will appear in relation to their immediate surroundings, whether neighbouring buildings or open land, and demonstrate their successful integration.
- Accurate elevations should be provided to show the relationship between new proposals and existing buildings and wherever possible 3D sketches, (perspectives and or axonometrics) should be provided in accordance with the provisions of 'Charnwood Leading in Design, Appendix 1, Step 4'.
- Applications should be accompanied by details of all proposed materials including mortar mixes, and sample

## 5.0 Buildings and Spaces in the Village

panels erected on site for approval before the commencement of building work.

2. Residents and builders undertaking works not requiring formal permission should follow all the 'Building Guidelines' outlined in this document to assist with preserving and enhancing the unique character of Quorn.

3. Poorly maintained premises, particularly business premises, seriously detract from the overall appearance of the village. Where appropriate, enforcement measures should be actioned to ensure responsible maintenance.

4. The importance of adhering to established Listed Building and Conservation Area policies should be emphasised in the grant of approvals, building works policed and enforcement action taken to remedy breaches.

### 5.5 **Commercial Outlets & Businesses**

5.5.1 Quorn is home to a wide variety of businesses including working farms and livery stables which provide employment and contribute convenience, community and welfare benefits.

5.5.2 Some businesses are discreet and operate from home. However, others such as shops, pubs, restaurants and garages significantly affect the appearance and character of the village and it is important to ensure their

sympathetic integration into the village fabric. New developments, alterations and signage must be contextually appropriate and avoid 'high street' clichés.

5.5.3 Farms and stables contribute to the rural character of the village. Accordingly, their retention should be encouraged and always preferred to disposal for the purpose of releasing building land. Similarly, the preservation of individual traditional shops, pubs and restaurants is considered preferable to their replacement by branded outlets controlled by national multiples.



*Traditional shop fronts*



*Replica shop front*

### Guidelines 5.5 – Commercial Outlets and Businesses

Refer also to 'Shops & Shop fronts' in the Charnwood Development Framework document '*Charnwood Leading in Design*'

1. Shop fronts, signage, security measures and all other aspects of commercial operations should be in harmony with and designed to enhance the unique architectural character of the village.
2. Small independent shops, businesses and services are a feature of the village. Where multiple retailers seek to establish premises in the village they should be required to modify corporate frontages and signage to ensure harmony with the village setting and respect the small scale and traditional character of existing units.
3. Rigid bolt on blinds or canopies, particularly those fabricated from glossy materials are considered inappropriate in a traditional setting and internal security grilles are generally less intrusive than outside shutters
4. Fascia panels should respect the character and proportions of each premises. Where fascia signs are required, individual and professionally executed hand painted signs are preferred to mass-produced 'sponsors' signs. In many cases individual relief letters fixed direct to the fabric of the building may be more sympathetic. In all cases the style and size of lettering requires careful consideration.
5. Internally illuminated box signs and fascias are inappropriate within a traditional village setting. Where lighting is required a discreet external light source such as concealed trough lighting may be preferable to cowl lamps on stems. Replica period lanterns and globes may be acceptable where they are used in moderation.
6. The adverse visual impact of certain businesses (particularly within the Conservation Area) should be softened by careful screen planting and boundary walls constructed from local stone.
7. Whilst shops and businesses are an asset, they sponsor traffic problems. New commercial developments must address the provision of adequate off street parking as a planning condition.

8. Businesses also attract litter and there should be generous provision of waste bins, particularly adjacent to shops.

9. Disabled access is an important consideration. In this connection, 'A' boards and window displays which extend onto the pavement can be a dangerous obstacle for the poorly sighted and wheelchair users. The same applies to vehicles parked on pavements.

## 6.0 Highways And Traffic

### 6.1 *Characteristics of local roads and streets*

6.1.1 For many years Quorn was effectively split into two settlements, divided by heavy traffic using the former A6. Following diversion of the former A6 along the Soar Valley by-pass, the volume of traffic through the village has reduced and HGVs have been barred. However, the former A6 still has the appearance of a trunk route and continues to divide the village visually. Measures such as sympathetic re-surfacing and widening pavements to accommodate tree planting etc are needed to create a road which is in keeping with a village setting.



*Contextually inappropriate trunk route appearance of former A6*

6.1.2 Traffic calming measures along the old road have cut vehicle speeds through the village centre but there is evidence that this has led to increased traffic along alternative minor routes such as the 'Meynell Road circuit' including School Lane and Station Road and along Meeting Street and

Chaveney Road, perhaps due to local motorists seeking to avoid humps and mini roundabouts.

At the same time, congestion around Rawlins College and piecemeal 'improvements' including the tortuous one way system and the closure of Barrow Road has led a group of residents to campaign for a traffic master plan which addresses all traffic issues as a pre-condition of further development. There are also objections to the litter of road signs, particularly in the centre of the village.

6.1.3 An attractive feature of the road network is that apart from the main road through the centre few village roads are straight. Bends and 'narrowings' control speed and create changing vistas and this device has been successfully employed in the layouts of recent housing developments. Less successful is the fact that most of these developments are 'inward looking' arranged around cul de sacs and therefore isolated from the wider village. It may be that a traffic master plan in tandem with future developments provides an opportunity to link some of the new 'estates' with through routes which bind them into the village and relieve congestion and parking problems elsewhere.



*Winding roads add visual interest*

### 6.2 *Footpaths, cycle ways & parking*

6.2.1 An extensive network of footpaths, bridle ways and jitties links most areas of the village and provides an attractive alternative

## 6.0 Highways And Traffic

to using the car for local visits. Some new estates are not connected to the network and it is important to ensure that the network is extended to embrace all future developments. These paths are well used, they link to open countryside and their flanking hedgerows 'soften' the built environment and provide a valuable wildlife habitat.



*Jitties & Footpaths*

- 6.2.2 Outside the village important paths include 'The Slabs' which leads to Barrow and to towpath walks along the canal and River Soar. From Barrow Deep Lock a path crosses the flood plain back to Leicester Road. A footpath from Buddon Lane leads to Woodhouse Eaves and from Chaveney Road around Quorn House to Swithland Reservoir. There is also a path around One Ash towards Woodthorpe. These are valued amenities and contribute to the sense of community.

Although there are few dedicated cycleways within the village a route has been established along the A6 towards

Loughborough as part of a national network and a new cycle path alongside Meynell Road has been provided as a condition of a new housing development.



*The Slabs*



*Footpath to Swithland Reservoir*

- 6.2.3 Car parking in the centre of the village is a problem, notwithstanding the free car park off Station Road which is a valuable asset to the village, particularly for users of the Medical Centre, the shops, Stafford Orchard, pubs and other businesses. However, in the evening and at weekends there is conflict between visitors to local pubs and restaurants and residents for whom there is inadequate street parking. Shop front parking has been marked out, including disabled provision but is regularly abused. On weekdays a number of residents have observed that congestion may be due in part to workers in Loughborough using the Station Road Car Park and taking the bus from Quorn to avoid town centre parking charges.

## 6.0 Highways And Traffic



*Congestion*

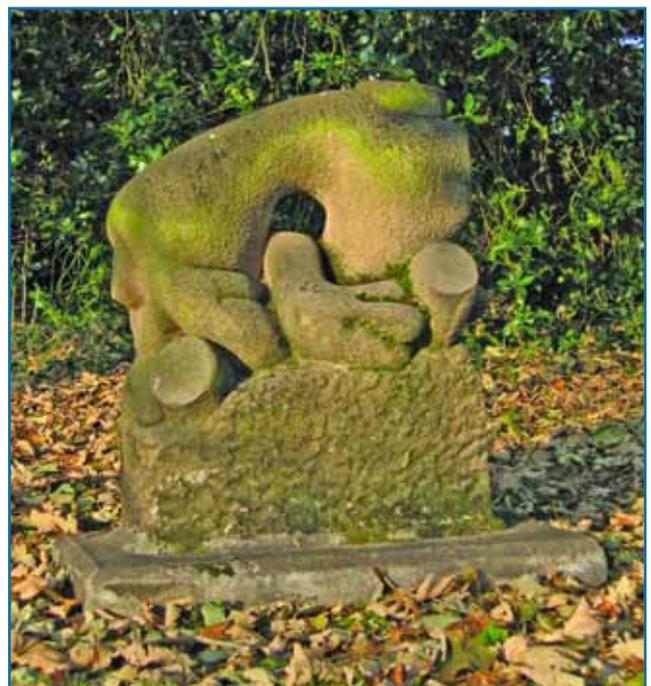
### 6.3 **Street furniture, utilities and services**

6.3.1 Standard road signs and trunk road lighting columns are intrusive and bring a contextually inappropriate urban character to village roads. In many cases post signs might be replaced with road markings and narrowing together with changes of surfacing materials to convey highways messages in a more sympathetic manner. However, a number of recent improvements have sought to reduce clutter and address creeping urbanisation. Traditional bus shelters, seats, litter bins, direction signs and street name plaques have been installed around the village and a commendable landscaping scheme at Quorn Cross, in corporates 'heritage signs', quality paving, seats, bollards, planters and a village map with history notes.



*Heritage signs and painted road markings are preferable to standard highways poles*

6.3.2 Elsewhere, planters constructed from bricks salvaged from the demolition of the chimney to Wright's Mill and items of public art, (by local artists) such as the millstone in the new Wakerley Court development, have been installed at various locations to add colour and interest. Major landscaping at The Banks using traditional materials and details has created an attractive open space near the village centre and there are proposals for significant landscaping improvements to Stafford Orchard.



*Landscaping schemes and public art*

### Guidelines 6

1. A contribution towards funding highways enhancements should be considered as a planning condition for major developments (See also Guidelines 2.1&2.2 and 3). Key issues include measures to soften the appearance of the former A6 and reduce its scale from trunk road to village street. Together with planting and landscaping this might embrace the substitution of highways lighting columns with 'heritage lamp-posts'. (See also 8)
2. A contribution towards funding the preparation and implementation of a whole village traffic master plan should also be considered as a planning condition for the approval of major developments
3. Traffic calming measures should be unobtrusive and appropriate to a village setting.
4. Footpaths and cycle routes should be maintained and extended to include any new village developments, subject to ensuring that they do not offer increased opportunities for crime.
5. New developments should include provision for adequate

off-street parking. Developers should contribute to the cost of providing enhanced parking in established residential areas where there are clear opportunities to do so.

6. Parking controls should be introduced to regulate use of public car parks and give priority to residents parking.
7. Street furniture should maintain the 'heritage' feel of the village and enhance its appearance. Road signs should be sited with regard to their contextual setting. Surface markings and varying surface materials should be used in preference to pole signs.
8. Street lighting should be sympathetic to the village environment in terms of scale, appearance, lighting levels, colour temperature and energy efficiency. Sustainability policies designed to moderate energy consumption should be strictly observed.

# The Consultation Process

The Quorn Village Design Statement has been prepared by village residents to reflect the views of the community whose opinions were gathered through extensive consultation. The VDS records and analyses these opinions to arrive at guidelines which suggest measures to ensure that all future developments are contextually appropriate and of high design quality.

Charnwood Borough Council supports the VDS initiative and the Quorn VDS also embraces consultation with council representatives to ensure that it meets the criteria for adoption as Supplementary Planning Guidance. Once adopted the provisions of the VDS must be addressed in the assessment of future developments. Specific 'Guidelines' are informed by the CBC publication, 'Charnwood - Leading in Design'

Key stages in the consultation process included:

- An article within 'The Quorndon', (the village magazine which circulates to 2500 households) explained the purpose of a VDS and together with leaflet drops, posters on public notice boards and in shop windows, announced a Public Meeting at the Village Hall in October 2005 inviting community participation. At the end of the meeting, all who wished to take an active part in the VDS process were asked to complete a 'handout' stating their particular interest.
- Volunteers attended an inaugural QVDS meeting in February 2006 to form a steering group and elect officers to direct the process. Since then the steering group has met regularly and recorded its progress on the village web site and within 'The Quorndon'.
- A painting competition was organised for pupils at St Bartholomew's Primary School who were asked to illustrate their favourite village building – and explain why.
- The winning paintings were displayed within a QVDS marquee erected on Stafford Orchard as part of the 2006 May Day celebrations. An exhibition of photographs was also displayed to remind residents of important features within the village and to promote an 'Architecture and Landscape Walkabout Day' when participants would be invited to record their personal images of Quorn.

- The 'Walkabout' was held at the end of May 2006 and the resulting images were placed on the village website and also printed for later public display. Many of the photographs included in the Statement were taken then.
- An exhibition of all the photographs together with background information was staged in the Church Rooms during the Open Gardens weekend in June 2006. All the children's artwork from the painting competition was also displayed and the winners received prizes at an award ceremony attended by the local press. Steering group members were present to explain the VDS process and visitors were invited to enter a local knowledge competition based on manipulated photographs of significant village features. Visitors were also invited to attend future VDS group meetings, contribute to the funding of the exercise and record their observations on 'comments handouts' which were collected for analysis,



Church Rooms display



The painting competition winning entry

# The Consultation Process

- Throughout the process residents have been invited to attend and contribute to steering group meetings and/or post comments on the village web site.

## Acknowledgements:

Thanks are due to the following:

The Residents of Quorn; Quorn Parish Council; Leicestershire & Rutland Rural Community Council; Charnwood Borough Council; Leicestershire County Council; All Consultees for their comments.

The majority of photographs were taken by residents and members of the Quorn VDS Group, however thanks are due to 'Bygone Quorn in Photographs' for illustrations on pp5,7,19&32 and to Charnwood Borough Council for the Conservation Area plan and aerial view of the quarry

# Appendix 1

## Sites of Special Scientific Interest and Local Wildlife Sites

**Sites of Special Scientific Interest** are statutory sites which are legally protected.

- Buddon Wood & Swithland Reservoir (partly within Quorn)
- Barrow Gravel Pits is adjacent.

**Local Wildlife Sites (LWS)**, previously known as Sites of Importance for Nature Conservation (SINC), are sites of ecological importance outside the SSSI designation. Up to November 2007, the following sites had been notified as LWS in Quorn:

Reference	Name	Grid ref.	Rationale for notification
W5515/4	Quorn Mill Fields	SK556157	mixed grassland stream
W 5515/ 5	The Coppice	SK559156	woodland (bluebells)
W5515/6	Quorn Mill Field 8	SK556153	neutral & mixed grassland hedgerow
W5516/1	Tom Long's Meadow	SK557165	wet grassland swamps & fens (stand of sedge) species assemblage community criteria
W5516/2	Farley Way Lake	SK556170	standing water with species assemblage
W5516/3	Quorn House Park	SK559160	mixed grassland wet woodland mature trees
W5516/4	The Grove and Quorn House Pond	SK558161	wet woodland field pond stream
W5516/5	Tom Long's Meadow Extension	SK556166	wet woodland swamps & fens (stand of sedge) wet grassland
W5615/2	Rowhele Wood	SK564157	ancient woodland woodland (bluebells)
W5617/1	Great Fenny Wood	SK562174	wet woodland swamps & fens (stand of sedge)
W 5617/ 9	Punping Station Wood Ash	SK560174	mature tree
W5618/1	Canal Meadow	SK560188	neutral & mixed grassland
W5618/2	Pilling's Lock	SK564185	scrub
W5618/5	Borrow Pit Field	SK562189	neutral & mixed grassland RDB species
W5618/6	Quorn Fields Farm Marsh	SK5618/ 6	swamps & fens (stand of sedge)

## Protected Species

**Protected Species** are those protected through legislation, such as:

- The Wildlife & Countryside Act 1981 (as amended)
- The Countryside & Rights of Way Act 2000 (CRoW Act 2000)
- The Conservation (Natural Habitats, &c.) Regulations 1994 (as amended) (The Habitat Regulations)
- The Badgers Act 1992

Species protected under the Conservation (Natural Habitats, &c.) Regulations 1994, which have been previously recorded in Quorn, are:

Common Pipistrelle Bat  
 Whiskered Bat  
 Brown Long-eared Bat  
 Leisler's Bat  
 Daubenton's Bat  
 Great Crested Newt  
 Natterer's Bat  
 Common Otter

**Section 74 species of principal importance** are the UK Biodiversity Action Plan species which are listed in the Countryside & Rights of Way Act 2000. The UK BAP list was amended in July 2007 and more species added whilst a few were removed. In Quorn they are:

Slow Worm  
 Lesser Spotted Woodpecker  
 Bullfinch  
 Common Toad  
 Yellowhammer  
 Turtle Dove  
 Common Lizard  
 Reed Bunting  
 Common Starling  
 Grass Snake  
 Yellow Wagtail  
 Song Thrush  
 Great Crested Newt  
 Spotted Flycatcher  
 Water Vole  
 Adder  
 Willow Tit  
 Hedgehog  
 Skylark  
 Marsh Tit  
 Otter  
 Linnet  
 House Sparrow  
 Brown Long-eared Bat

Common Cuckoo  
 Tree Sparrow  
 Spreading Bellflower

**Leicester, Leicestershire & Rutland Biodiversity Action Plan (LBAP)** species are those which have been identified in the Local BAP, and for which action at the local level is required. In Quorn, BAP species are:

Barn Owl  
 Whiskered Bat  
 Common Pipistrelle Bat  
 Black Poplar  
 Brown Long-eared Bat  
 Otter  
 Daubenton's Bat  
 Sand Martin  
 Natterer's Bat  
 Water Vole

**Leicestershire Red Data Book Species** are species which have seen a marked decline in the County and which are now endangered. The vascular plant Leicestershire Red Data Book is known as the Rare Plant Register and includes the following species found in Quorn:

Rustyback fern  
 Trailing St John's Wort  
 Hoary Cinquefoil  
 Fragrant Agrimony  
 Slender St John's Wort  
 Goldenrod  
 Spreading Bellflower  
 Common Cow-wheat  
 Small-leaved Lime  
 Brittle Bladder Fern  
 Mousetail  
 Knotted Clover  
 Spear-leaved Willowherb  
 Black Poplar  
 Common Cornsalad

## Appendix 3

# Habitats of Principal Importance for Conservation of Biodiversity

**Section 74 habitats of principal importance** are the UK Biodiversity Action Plan priority habitats, which are listed in the Countryside & Rights of Way Act 2000. The UK BAP list was amended in July 2007 and more habitats added. In Quorn, the following habitats are present:

Arable field margins
Lowland mixed deciduous woodland
Hedgerows
Ponds
Lowland fens
Rivers
Lowland meadows
Wet woodland

**Leicester, Leicestershire & Rutland Biodiversity Action Plan (LBAP) habitats** are habitats which have been identified in the Local BAP, for which action at the local level is required. In Quorn they are:

Broadleaved woodland
Mature trees
Eutrophic standing water
Neutral grassland
Fast-flowing streams
Reedbed
Field margins
Roadside verges
Floodplain wetland
Rocks and built structures
Hedgerows
Wet woodland

## Appendix 4

# Wildlife Friendly Planting: *Locally native species - Charnwood*

An indication of the final form and size of each species has been provided: (H high, M medium and S small).

### Locally native species found in the Charnwood Forest Character Area

<b>Field maple</b> <i>Acer campestre</i>	M	Generally characteristic of neutral soils and associated with ash woodland, not on acid soils.
<b>Alder</b> <i>Alnus glutinosa</i>	H	This species is distributed widely throughout the Charnwood Forest Character Area and is characteristic of riverbanks and wet or waterlogged soils. Precautions should be taken to avoid the transmission of the alder Phytophthora amongst riparian trees when planting alder.
<b>Silver birch</b> <i>Betula pendula</i>	H	Widespread and common. Can be planted throughout the Charnwood Forest Character Area, but may colonise readily.
<b>Downy birch</b> <i>Betula pubescens</i>	H	Generally, should not be widely planted as species has a local and restricted range in the Charnwood Forest Character Area. This species must only be planted in specific sites where it is appropriate (please seek advice from Charnwood Borough Council) and only local provenance stock sourced from the Charnwood Forest Character Area should be used.
<b>Hazel</b> <i>Corylus avellana</i>	S	Generally associated with less acidic or neutral soils and is often associated with pedunculate oak <i>Quercus robur</i> .
<b>Common hawthorn</b> <i>Crataegus monogyna</i>	S	Generally not found in mature woodland stands, but is an important component of scrub/hedgerow habitats which are characteristic of young woodlands and edges of mature woodland stands.

<b>Broom</b> <i>Cytisus scoparius</i>		Planting of this species is not recommended, as it will colonise by itself in appropriate areas.
<b>Ash</b> <i>Fraxinus excelsior</i>	H	Common but generally associated with less acidic or neutral soils.
<b>Holly</b> <i>Ilex aquifolium</i>	M	Widespread and common. Can be planted throughout the Charnwood Forest Character Area.
<b>Honeysuckle</b>		
<i>Lonicera periclymenum</i>		Generally not planted but is a component woodland species in dry areas.
<b>Crab apple</b> <i>Malus sylvestris</i>	M	Very local but widespread species. Can be included in re-stocking schemes but should only be planted at very low densities to establish no more than 1 tree/ha.
<b>Aspen</b> <i>Populus tremula</i>	M	Generally, should not be planted as species has a very local and restricted range. It is possibly a historic introduction to the Charnwood Forest Character Area where it occurs in wet woodland.
<b>Wild cherry/gean</b> <i>Prunus avium</i>	M	Local and associated with neutral clay soils.
<b>Blackthorn</b> <i>Prunus spinosa</i>	S	Generally not found in mature woodland stands but is an important component of scrub/hedgerow habitats which are characteristic of young woodland and edges of mature woodland stands.
<b>Sessile oak</b> <i>Quercus petraea</i>	H	Generally, should not be widely planted as species has a local and restricted range in the Charnwood Forest Character Area. This species must only be planted in specific sites where it is appropriate (please seek advice from Charnwood Borough Council) and only local provenance stock sourced from the Charnwood Forest Character Area should be used.
<b>Pedunculate oak</b> <i>Quercus robur</i>	H	Widespread and common. Can be planted throughout the Charnwood Forest Character Area.
<b>Field rose</b> <i>Rosa arvensis</i>	S	Generally not planted but is a component woodland species on less acidic or neutral soils.
<b>Dog rose</b> <i>Rosa canina</i>	S	Generally not planted but is a component woodland species on less acidic or neutral soils.
<b>White willow</b> <i>Salix alba</i>	H	Generally, should not be planted as this species has a local and restricted natural range in the Charnwood Forest Character Area. In most cases, alder <i>Alnus glutinosa</i> is the more appropriate species to use in planting schemes on wet or waterlogged soils.
<b>Goat willow</b> <i>Salix caprea</i>	M	This species is distributed widely throughout the Charnwood Forest Character Area and is characteristic of riverbanks and wet or waterlogged soils.
<b>Grey willow</b> <i>Salix cinerea</i>	S	This species is distributed widely throughout the Charnwood Forest Character Area and is characteristic of riverbanks and wet or waterlogged soils.
<b>Crack willow</b> <i>Salix fragilis</i>	H	Generally, should not be planted as this species has a local and restricted natural range in the Charnwood Forest Character Area. In most cases, alder <i>Alnus glutinosa</i> is the more appropriate species to use in planting schemes on wet or waterlogged soils.
<b>Elder</b> <i>Sambucus nigra</i>	S	Planting of this species is not recommended, as it will readily colonise by itself in appropriate areas.
<b>Rowan</b> <i>Sorbus aucuparia</i>	M	Common and widespread. Can be planted throughout the Charnwood Forest Character Area.
<b>Gorse</b> <i>Ulex europaeus</i>	S	Planting of this species is not recommended, as it will readily colonise by itself in appropriate areas.
<b>Guelder rose</b> <i>Viburnum opulus</i>	S	Generally, only appropriate for planting on wet soils.

## Appendix 5

# Wildlife Friendly Planting: Locally native species - Wreake and Soar Valleys

### Locally native species found in the Wreake & Soar River Valleys Character Area

<b>Field maple</b> <i>Acer campestre</i>	M	Generally characteristic of neutral soils and associated with ash woodland.
<b>Alder</b> <i>Alnus glutinosa</i>	H	Characteristic of riverbanks and wet or waterlogged soils. Precautions should be taken to avoid the transmission of the alder Phytophthora amongst riparian trees when planting alder.
<b>Dogwood</b> <i>Cornus sanguinea</i>	S	Usually associated with hedgerows and woodland on alkaline soils.
<b>Hazel</b> <i>Corylus avellana</i>	S	Generally associated with neutral soils and often associated in woodland with pedunculate oak <i>Quercus robur</i> .
<b>Common hawthorn</b> <i>Crataegus monogyna</i>	S	Generally not found in mature woodland stands but is an important component of scrub/hedgerow habitats which are characteristic of young woodland and edges of mature woodland stands.
<b>Ash</b>		
<i>Fraxinus excelsior</i>	H	Common and generally associated with neutral soils.
<b>Wild privet</b> <i>Ligustrum vulgare</i>	S	Widespread but a minor species of hedgerows and woodland usually associated with alkaline soils, and not found on acid soils.
<b>Crab apple</b> <i>Malus sylvestris</i>	M	Very local but widespread species. Can be included in re-stocking schemes but should only be planted at very low densities to establish no more than 1 tree/ha.
<b>Aspen</b> <i>Populus tremula</i>	M	Associated with woodland, hedgerows on wet soils and the banks of rivers and streams.
<b>Wild cherry/gean</b> <i>Prunus avium</i>	M	Local and associated with neutral clay soils.
<b>Blackthorn</b> <i>Prunus spinosa</i>	S	Generally not found in mature woodland stands but is an important component of scrub/hedgerow habitats which are characteristic of young woodland and edges of mature woodland stands.
<b>Pedunculate oak</b> <i>Quercus robur</i>	H	Widespread and common.
<b>Purging buckthorn</b> <i>Rhamnus catharticus</i>	S	Locally frequent in hedgerows along the Soar Valley.
<b>Field rose</b> <i>Rosa arvensis</i>	S	A component woodland species on neutral soils, but absent from the lower Wreake Valley.
<b>Dog rose</b> <i>Rosa canina</i>	S	Widespread, a component hedgerow and open woodland species on neutral soils.
<b>White willow</b> <i>Salix alba</i>	H	On the banks of rivers and streams, hedgerows and wet woodlands.
<b>Goat willow</b> <i>Salix caprea</i>	M	Usually associated with woodland, hedgerows and the banks of waterways.
<b>Grey willow</b> <i>Salix cinerea</i>	S	Usually associated with wet soils in woodland, hedgerows and the banks of water ways.
<b>Crack willow</b> <i>Salix fragilis</i>	H	Characteristic of riverbanks and at the margins of ponds, often as pollarded trees.

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<b>Osier</b> <i>Salix viminalis</i>	S	Associated with wet woodlands and hedgerows by water.
<b>Elder</b> <i>Sambucus nigra</i>	S	Planting of this species is not recommended, as it will readily colonise by itself in appropriate areas.
<b>Gelder rose</b> <i>Viburnum opulus</i>	S	Associated with woodland and hedgerows on wet soils.

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