



Quorn Neighbourhood Plan

Summary of Representations

Introduction

The Quorn Neighbourhood Plan was formally consulted upon for a period of 6 weeks from the 15th October 2018 to the 26th November 2018. All representations made on the Plan were forwarded to the independent Examiner, Mr Andrew Ashcroft, who then undertook an examination of the Quorn Neighbourhood Plan.

The table below provides a summary of the representations submitted through Charnwood Borough Council to the independent Examiner.

Name	Summary of representation
Burness Paull obo Proctors Park	<p>Represent Proctors Pleasure Park, a longstanding tourist and leisure facility including caravans and camping, adjacent to the neighbourhood area.</p> <p>Objection is raised to Policy ENV8: Protection of Important Views due to the fact it seeks to regulate development outside the neighbourhood area.</p> <p>Objection is also raised to Policy ENV3: Sites of Natural Environment Significance due to the lack of natural environmental significance or biodiversity importance on a number of plots included.</p>
Environment Agency	<p>Raise an objection to the allocated housing site identified through Policy H1: Residential Site Allocation due to the site including elements of Flood Zone 2, 3a and 3b and lacking application of a Sequential Test.</p>
Gladman Developments	<p>Suggest amending policy wording to supported/not supported rather than permitted/not permitted. Object to the rigid use of settlement boundaries, defined by Policy S1: Settlement Boundary, as they may prevent sustainable development coming forward outside the settlement boundary. Raise concerns that Policy S2: Design Guidance is too prescriptive. Consider Policy ENV1: Areas of Separation to be a strategic policy, beyond the remit of the neighbourhood plan and restrictive to housing development. Concern is raised over Policy ENV8: Protection of Important Views as development may be possible without eroding views; furthermore, evidence should be provided on why these views and landscape are special.</p>
Howes Percival obo Swithland Homes	<p>Represent Swithland Homes and raise concerns regarding the availability of information relating to potential housing allocations such as site selection proforma, the methodology used; the existence of robust evidence; and, the objectivity of the assessment.</p> <p>There is a concern regarding the openness and transparency of the process which has prevented the wider community being actively involved in shaping the emerging neighbourhood plan.</p> <p>There is also concern that there is a lack of evidence to justify the choices made in relation to the proposed allocations.</p>

	<p>Particular concern relates to policy H2: reserve site which allocates a reserve site for housing at Buddon Lane due to the lack of an appropriate access.</p> <p>It is considered that a further round of consultation is necessary based upon all the relevant information being made available to all interested parties.</p>
Heaton Planning obo Tarmac Trading Ltd	<p>Raise concern that Policy ENV5 places too great an emphasis on protection of all historical features and does not reflect the NPPF which seeks to ensure that distinction on the potential significance of impact is made between designated and non-designated assets. It is suggested the policy is removed and that appropriate protection is afforded within the second paragraph to Policy EN6.</p>
Highways England	<p>Welcome the opportunity to comment and note the proposed development in the neighbourhood plan. Due to the limited scale of development proposed, it is not considered that there will be any impacts on the operation of the SRN; therefore, no further comments are provided.</p>
Historic England	<p>Thank being consulted and have no further comments to make.</p>
Leicestershire County Council	<p>Leicestershire County Council is supportive of the Neighbourhood plan process and welcomes being included in this consultation.</p> <p><u>Highways</u> Traffic and Signals Team</p> <p>Policy H1: Residential Site Allocation - Do not support access onto the A6 from the site. The site could be accessed from the adjacent roundabout but this would require a redesign of the roundabout at significant cost.</p> <p>Policy H2: Reserve site – Access would be subject to a s278 agreement. There is no obvious alternative access apart from Buddon Lane.</p> <p>Traffic Management – Any improvements to highways aesthetics would be funded by a third party. If vehicles are using minor routes to avoid traffic calming measures then further traffic calming may be required. These should be installed via the correct legislation at a cost of approx. £15k per measure. LCC could support subject to no detrimental effects on the existing highways (eg loss of on-street parking). Third party funded scheme could be supported subject to establishing an actual speeding problem through survey data and the relevant criteria.</p> <p>Parking – LCC would work with the Parish to assist with the provision of on-street parking and to compliment off-street additions.</p> <p>Community Actions TTCA1: Cyclists and pedestrians have a shared use footway and controlled crossing at A6004 with little opportunity to improve. Improvement would be a major project and LCC would need to</p>

bid for funding. Real term benefits and value for money would need evidencing.

TTCA2: LCC support this action and invite discussion.

TTCA3: Highway maintenance

TTCA4: LCC would review and assess if further funding required. Additional signing may be subject to third party funding.

TTCA5: Further crossings will only be considered through an evidence led assessment.

TTCA6: Only through justification by evidence led assessment.

TTCA7: LCC would need to establish if improvements offered good value for money

TTCA8: LCC would seek funding from developers to connect new developments to the existing highway network.

TTCA9: LCC would support this through third party funding as does not meet their criteria.

Highways Development Management Team

Policy H1: LCC would not insist on additional parking provision above the design guidance.

Policy H2: Buddon Lane appears the only access without demolition but is not an adopted highway; therefore any development would not be suitable for adoption.

TT1: Re-routing of public transport routes would be considered at the time of application. Travel Plans are only required of developments of 80+ dwellings.

General – Recognise residents may have concerns about traffic conditions in their local area, which they feel may be exacerbated by increased traffic due to population, economic and development growth. Identifies budgets are under severe pressure and must prioritise where it focuses resources and funds. It is likely that highway measures associated with any new development would need to be fully funded from third party funding but cannot be sought to address existing problems.

Flood Risk Management

LCC welcome the inclusion of NPPF and sustainable development considerations.

Policy H1: The Lead Local Flood Authority (LLFA) reiterates its statutory consultee function and relevant guidance. Reference to SuDS is welcome and encouraged.

Policy H2: Reference to SuDS is welcome and encouraged.

Policy E4: Support no increased flood risk.

Introduction – Hold historic flooding incident information which is available on request.

General - The County Council are fully aware of flooding that has occurred within Leicestershire and its impact on residential properties resulting in concerns relating to new developments. As the Lead Local Flood Authority (LLFA) undertake investigations into flooding, review consent applications to

undertake works on ordinary watercourses and carry out enforcement where lack of maintenance or unconsented works has resulted in a flood risk.

Developer Contributions

Consider the inclusion of a developer contributions/planning obligations policy.

Mineral & Waste Planning

The County Council is the Minerals and Waste Planning Authority and can provide information on these operations or any future development planned for the neighbourhood.

Education

The Local Authority will look to the availability of school places within a two mile (primary) and three mile (secondary) distance from housing development. If there are not sufficient places then a claim for Section 106 funding will be requested to provide those places.

Strategic Property Services

No comment at this time.

Adult Social Care

Suggest reference is made to a significant growth in the older population and that development seeks to include bungalows etc of differing tenures to accommodate the increase.

Environment

Recommend Neighbourhood Plans cover all aspects of the natural environment including climate change, the landscape, biodiversity, ecosystems, green infrastructure as well as soils, brownfield sites and agricultural land.

Climate Change

Neighbourhood Plans should in as far as possible seek to contribute to and support a reduction in greenhouse gas emissions and increasing the county's resilience to climate change.

Landscape

Recommend the inclusion of a local landscape assessment taking into account Natural England's Landscape character areas; LCC's Landscape and Woodland Strategy and the Local District/Borough Council landscape character assessments. Should also consider the street scene and public realm within their communities, further advice can be found in the latest 'Streets for All East Midlands ' Advisory Document (2006) published by English Heritage.

Biodiversity

Neighbourhood Plans should seek to work in partnership with other agencies to develop and deliver a strategic approach to protecting and improving the natural environment based on local evidence and priorities. Should consider the impact of potential development on enhancing biodiversity and habitat connectivity such as hedgerows and greenways.

Green Infrastructure

Neighbourhood Plan groups have the opportunity to plan GI networks at a local scale to maximise benefits for their community and in doing so they should ensure that their Neighbourhood Plan is reflective of the relevant Local Authority Green Infrastructure strategy.

Brownfield, Soils and Agricultural Land

Neighbourhood planning groups should check with DEFRA if their neighbourhood planning area includes brownfield sites. Where information is lacking as to the ecological value of these sites then the Neighbourhood Plan could include policies that ensure such survey work should be carried out to assess the ecological value of a brownfield site before development decisions are taken.

Neighbourhood planning groups should consider mapping agricultural land classification within their plan to enable informed decisions to be made in the future. Natural England can provide further information and Agricultural Land classification.

Impact of Development on Civic Amenity Infrastructure

Neighbourhood planning groups should remain mindful of the interaction between new development applications in a district area and the Leicestershire County Council's Waste Management.

Communities

Neighbourhood Plans provide an opportunity to;

1. Review community facilities and groups and their importance.
2. Set out policies that seek to;
 - protect and retain these existing facilities,
 - support the independent development of new facilities, and,
 - identify and protect Assets of Community Value.
3. Identify and support potential community projects.

Economic Development

Recommend including economic development aspirations with the Plan, outlining what the community currently values and

	<p>whether they are open to new development of small businesses etc.</p> <p><u>Superfast Broadband</u> Recognise high speed broadband as critical for businesses and for access to services, many of which are now online by default. All new developments (including community facilities) should have access to superfast broadband (of at least 30Mbps)</p> <p><u>Equalities</u> May wish to ask stakeholders to bear in mind the Council's Equality Strategy 2016-2020 when taking the Neighbourhood Plan forward.</p>
LRM Planning Ltd obo William Davis	Policy ENV1: Raise concerns over the Area of Separation between Quorn and Woodthorpe. Existing policy designations relate to the land and further policy is not required. The land is not carried forward as a green wedge by the Core Strategy. Evidence for the emerging local plan does not support the entire area identified.
Natural England	Natural England does not consider that the plan will have any likely significant effects on any internationally or nationally designated nature conservation sites and welcomes the broad principles of the plan and some of the specific policy proposals. It is consistent with the National Planning Policy Framework (NPPF) and set within the context of the Charnwood Local Plan Core Strategy.
Severn Trent	Policy H1: The site is the only full allocation and is at risk of flooding raising concerns whether it has been subject to an appropriate sequential assessment. Policy H2: The site does not detail any flood risk and is located in Zone 1. General - Further information and advice is provided.
Sport England	Make no specific comment on the neighbourhood plan but provide some general information and advice.
The Environment Partnership	Represent LCC regarding land off Farley Way East and welcome the settlement boundary as shown in Fig.2. The Farley Way East site as the preferred housing site in Quorn in the site selection framework and should be identified as such via the neighbourhood plan. The site allocated via Policy H1 has flood constraints and may not be deliverable.
William Davis	Policy H2: Own the land and support the allocation of the reserve site which is a suitable and sustainable location for development. Sensitive land ownership issues prevent access being demonstrated but this will not be via Buddon Lane. Identify the potential for an increased housing requirement for Quorn. Policy S1: Object to the exclusion of H2 site from the revised settlement limits. Policy H4: Object to the small threshold for clusters proposed as

	this may impact upon effective management and viability.
Wood obo National Grid	National Grid operates and owns the high voltage transmission system and identifies an overhead powerline in the neighbourhood area which does not interact with the allocated sites.
Charnwood Borough Council	<p>The Neighbourhood Plan is considered to be in general conformity with the Core Strategy; however, the Borough Council does not consider the area of separation between Quorn and Loughborough as justified. The Council also has concerns regarding inclusion of a non-allocated site without planning permission within the settlement limits.</p> <p>The development strategy for Charnwood has been recognised; Quorn is acknowledged as a “Service Centre” with a good range of services and facilities, along with good transport links, allowing the daily needs of the population to be met as well as supporting nearby communities.</p> <p>Core Strategy Policy CS1 seeks to provide at least 3,000 new homes within and adjoining these “Service Centres”. As at 1st April 2018 there were 4,009 completions and commitments for new dwellings in the Service Centres, many more than required to ensure that this minimum target will be achieved.</p> <p>The establishment of an up-to-date housing target for Quorn to 2036 is recognised as difficult given the relatively early stage in plan preparation of the new Charnwood Local Plan. The positive step to contribute to the Borough’s housing needs is acknowledged and supported.</p> <p>Outside of the settlement, the strategy for the countryside is applied, with a number of more specific policies relating to green infrastructure, landscape and wildlife. This reflects the approach to development in the countryside outlined in Chapter 7 (Our Environment) of the Core Strategy.</p>
Quorn Neighbourhood Plan Advisory Committee	Note the Environment Agency’s consultation response and provide further information in response in relation to the site allocated by Policy H1.
Pegasus Group obo Miller Homes	<p>Policy S1: Support development within the settlement boundary and support the inclusion of the site allocated via Policy H1 in which they have an interest.</p> <p>Policy H1: Supports the allocation and provides further evidence in relation to flooding issues</p> <p>Policy H3: The evidence base for the policy should refer to HEDNA and should provide sufficient flexibility.</p> <p>Policy H4: The cluster threshold should be raised to reflect the Housing SPD. The policy in relation to tenure mix reflects national policy and is supported.</p> <p>Policy ENV1: The policy and proposed Area of Separation are supported.</p>