**From:** clerk@queniboroughpc.org.uk
**Sent:** 18 August 2021 16:20
**To:** localplans@charnwood.gov.uk
**Subject:** Queniborough Parish Council Comments on pre-submission local plan
**Attachments:** Core Strategy Local PLan Comments Aug 21.docx

Dear Local Plans,

Please find attached Queniborough Parish Council's comments on the pre-submission Charnwood Local Plan 2021-37.

Regards,
Philip Laughton
Clerk
Queniborough Parish Council
Parish Office hours: Wednesdays and Thursdays 10am-4pm.
Tel: 0116 2603313

**Confidentiality**
This email, and any files transmitted with it, is intended solely for the use of the individual or entity to whom it is addressed. If you have received this message in error please notify the sender and remove it from your system immediately. You must not use it, retain a copy, or disclose it to anyone else.
This email may contain sensitive or protectively marked material and should be handled appropriately. Data will only be used for the purpose outlined in this email.
**Disclaimer**
Any views expressed in this message are those of the individual sender except where the sender specifies, or with authority states them to be the views of the Queniborough Parish Council.

**Queniborough Parish Council**

**Comments on the Pre-submission Charnwood Plan 2021-37.**

Queniborough Parish Council would like to make the following comments on the Draft Charnwood Plan 2021-37. The Council notes that Queniborough is still categorised as an 'other settlement'. Other settlements are to take 934 homes in the plan (up from 794 in the previous plan). It is proposed that Queniborough takes 287 of these. This figure includes HA4, Queniborough Lodge, which although listed in the proposal as in Syston is in Queniborough. Queniborough Lodge is proposed in the Pre-submission Queniborough Neighbourhood Plan 2019-2028 as the site identified for housing development in the village Neighbourhood Plan Policy (Q11).

HA64 at Three-ways Farm was subject to a planning application in 2018, P/18/0611/2. The application was turned down for the following reasons:

- The application lies outside the limits to development of Queniborough, which is identified as an 'other settlement'.
- The proposal is not small scale nor is it within the settlement boundary and no housing needs have been demonstrated to justify this
- The development 'would cause substantive and significant harm to the Area of Local Settlement between Queniborough and East Goscote'. This was found to be not only contrary to the adopted Local Plan but also contrary to the aims and objectives of the National Planning Policy Framework.

The Council contends that this situation is unchanged. The reasons given for the refusal of P/18/0611/2 are still valid in the proposed core strategy, given Queniborough's unchanged status within the plan, the continued need to maintain the area of separation within in the terms of the NPPF, and the area of the built environment for Queniborough. This site together with HA65, Land off Melton Road, cannot be included in the proposed Draft Charnwood Local Plan. The Council would contend that given the reasons for refusal and the NPPF emphasis on sustainability these sites should not have been identified at all. The Council is also concerned that further development on Barkby Road, Syston at HS8 and HS9, will inevitably affect the character of Queniborough as a separate rural village. To maintain the rural nature of the surrounding landscape to the village no developments from Syston should spread onto the Barkby/Queniborough Road.

No housing need was demonstrated when P/18/0611/2 was turned down. In fact, consultations that have taken place in the preparation of the Queniborough Neighbourhood Plan 2019-2028 has shown that these developments are at odds with the local housing need established by the Neighbourhood Plan. The Neighbourhood Plan surveyed every house in the parish and subsequently established that 129 respondents indicated that they, or a member of their household, will be looking for alternative housing in the next 10 years (Neighbourhood Plan 7.10). 45% wanted to move because their current house is too large and 24% were looking to live independently. This need is specified in Neighbourhood Plan Policy Q12: Housing Mix. 'Applicants for the development of new housing will need to demonstrate how their proposals will meet the housing needs of older households and/or the need for smaller, low-cost homes for sale'.

In addition, the Proposed Local Plan is asking Queniborough to take 287 houses of the 934 for other settlements, together with 223 at East Goscote, and 47 at Rearsby. A total of 557 out of the 934, or 60% of this total. Queniborough has already taken 101 at The Millstones and 165 at Barley Fields. This together with another 1,603 houses in Syston will put a completely unprecedented strain on services and infrastructure. It is already very difficult to get a doctor's appointment in under two weeks and parking in Syston is problematic at busy times. The closure of the health centre at East Goscote has further added to the problem of health care in the area.

Traffic was the number one concern raised in the Neighbourhood Plan consultation. 81% of respondents to the Neighbourhood Plan Household Survey were concerned about traffic speeds, 71% with pedestrian safety, 66% with the number of heavy vehicles using the village despite the weight restrictions, and 93% about traffic volumes (Neighbourhood Plan 3.7, 3.13, 3.23). The new sites on Melton Road, East Goscote and Rearsby, will generate a large amount of additional traffic using Queniborough as the route into Leicester. HA3 and HA2 in Syston, will add to traffic using Queniborough as the route to the A46 and the M1. The Crossroads is already at capacity at morning and evening peak periods. The Council would wish to see a current base traffic survey carried out to establish the current use and capacity of the roads affected by the proposed developments.

The amount of traffic has caused concerns about air pollution. Charnwood Borough Council has not declared an Air Quality Management Area in Queniborough, but an AQMA has been declared for the Melton Road, as it is not likely to meet national air quality standards within the agreed deadlines. This is the very place that the proposed plan wishes to develop at HA5, HA65 and HA64. The Parish Council would wish to see a study on how the new developments will affect a road that already has an Air Quality Management Area designated on it.

The Council does realise that the Local Plan 2021-37 will take precedence over the Neighbourhood Plan. The Council contends however that the evidence gathered in the Neighbourhood Plan, and the planning decisions previously made on P/18/0611/2, when applied to the sustainability criteria of the NPPF shows that the additional sites of HA64 and HA65 are not sustainable with in the terms of the NPPF and should be removed from the proposed Local Plan. The sites in Syston at HA3 and HA2 further question the sustainability of the approach taken in the Local Plan. The Council does question the overall approach in the plan and the justification for placing so much of the 'other settlements' housing in such a concentrated area as Syston/Queniborough/East Goscote/Rearsby. The Council contends that this concentration is not sustainable within the terms of the NPPF, as the infrastructure cannot meet the additional demands and the individual character of communities will be destroyed. The Council asks the Planning Authority to reconsider its approach to seeking to meet its housing targets by placing developments in this way. The Council would like to see explored the creation of a new village so that housing targets can be met in a properly planned and sustainable manner rather than placing unsustainable growth on existing settlements.

Philip Laughton
Clerk
August 2021