FULL NAME	JOB TITLE	ORGANISATION	EMAIL ADDRESS	DUTY TO COOPERATE	LEGALLY COMPLIANT	SOUND	WHICH PART	WHICH PARAGRAPHS	WHICH POLICY	WHICH POLICY MAP
Cllr Robert Parks	Chair, Quorn Parish Council Planning Committee	Quorn Parish Council	cllr.bob.parks@quorndon.org	Yes	Yes	Yes	Paragraph, Policy	Various throughout	Various throughout	

WHICH DIAGRAM	WHICH TABLE	WHY PLAN NOT SOUND	MODIFICATIONS	HEARINGS	HEARING SESSIONS
				Yes	I am Chair of Planning at Quorn Parish Council and we have obvious and significant interest in planning and development

QUORN PARISH COUNCIL

Submission to Charnwood Local Plan 2021-2037 statutory consultation.

Quorn Parish Council is pleased that it is proposed that the development of the Borough and of this Parish will proceed in a planned and strategic manner. We believe that it is important that housing and employment needs are met and that the provision of services and public infrastructure meet demand. Equally, we are pleased to see important issues such as climate change mitigation, environmental protection and the creation of sustainable transport systems mentioned in the plan because they must inform the way we make decisions in the future.

We welcome the Charnwood Local Plan (CLP) 2021-37 and hope it becomes a successful vehicle for these developments.

As well as identifying and meeting strategic needs and goals, Local Plans should reflect the views of local people. In 2019 Quorn Parish Council wrote and created the Quorn Neighbourhood Plan (QNP) after extensive public consultation. The people of Quorn accepted this plan in a referendum in May 2019 by a majority of 1485 to 198. In June 2019 Charnwood Borough Council made the QNP part of the council's development plan. We therefore hope that the CLP will be informed by and referenced to the QNP. The National Policy Planning Framework (2012) stated that "*Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community."* We feel therefore that the new Local Plan can only be sound if it is based on the evidence, policies and local strategies set out in documents such as the QNP.

The CLP designates Quorn as a "service centre", and we would like to know what that means and how it will be developed and achieved. We were surprised to hear in one of the CLP public webinars that the term "service centre" was merely a label and that other terms could have been used, and we hope this does not indicate a lack of clear thinking concerning the development of places like Quorn. The CLP does not appear to address this in full. Our vision for Quorn is that it continues to be an attractive, thriving and sustainable place for people to live and work, while keeping its character as a rural village of historic significance, with a strong sense of community spirit and cohesion. Movement on foot and bicycle will be encouraged and facilitated. It will be socially inclusive with shops, pubs and restaurants as well as the facility for lifelong learning, sports and recreation. These are the services and opportunities that people want. This is what residents voted for when they supported the QNP. We would like to be confident that the CLP endorsed this vision and showed clearly how it would be delivered or made available. In particular, we would like the plan to give us confidence that medical and educational facilities will not be lost or overwhelmed.

The QNP states that growth will be managed, sustainable and in keeping with the village character, retaining its independent rural identity, distinct from adjoining urban areas. We strongly support policies that protect the landscape and provide for settlement separation, and are pleased to see that the CLP emphasises the importance of green wedges and areas of local separation. We hope these policies are robustly enforced in the lifetime of the plan and beyond. Plans for a new sand and gravel quarry on agricultural land between Loughborough and Quorn have been revealed. The site includes woodland and a footpath and is very close to homes at the north end of Quorn village. It would destroy an area of local separation and we would regard it as disingenuous in the extreme if such a development were to be given permission as the new CLP comes into force.

Charnwood contains areas of significant beauty and bio and geo diversity. Charnwood Forest and the National Forest are of immense importance to wildlife and for human recreation. The Soar Valley has international significance for wetland birdlife and has been developed as such by the Wildlife Trust and others. These areas cross the boundaries of several local authorities and are managed by various other bodies. We hope the CLP will promote cooperation between stakeholders in their protection and development. We hope also that any developments facilitated by the plan do not result in any loss of habitat or wildlife corridors. We further hope the footpaths, bridleways and green routes are not lost and will be developed for year-round use by cyclists and walkers and that the plan describes how they will be maintained and protected. Additionally, we would expect that any development on areas designated as SSSIs, or of environmental significance, as green spaces or of historic or cultural importance not be supported under the policies of the CLP. Quorn has a conservation area, and we would expect the plan to ensure that no development detrimental to the nature of this area took place.

We welcome the fact that the CLP designates no land for further housing development in Quorn. We do acknowledge that there will be pressure for "windfall development" and would expect that the CLP would define the criteria for such development in line with existing QNP standards since they reflect both the needs and wishes of this community. The QNP policy supports such developments where they are well designed, comply with all relevant policies and regulations and where such development: a) Comprises a restricted gap in the continuity of existing frontage buildings or on other sites within the built-up area of Quorn or where the site is closely surrounded by existing buildings; b) Retains existing important natural boundaries such as trees, hedges and streams; c) Does not reduce garden space to an extent where it adversely impacts on the character of the area, or the amenity of neighbours and the occupiers of the dwelling; d) It provides for a safe vehicular and pedestrian access to the site; and e) Does not result in an unacceptable loss of amenity for neighbours. In addition, any windfall development proposals should provide, where appropriate, a mixture of housing types specifically to meet identified local needs in Quorn. Support should be given to dwellings of 1, 2 and 3 bedrooms and to homes suitable for older people and those with restricted mobility. 4-plus bedroom units may be included in the mix of dwellings and where they are included within the overall composition of the site, they should be in a clear minority to the number of 1,2- and 3-bedroom homes. Although measures have been taken to mitigate against Quorn's historic flooding problem, we consider it important that the impact of run-off is fully assessed in any proposed development.

Infrastructure and transport should be part of the planning of the development of our community, and we would expect the CLP to place this firmly within a context of sustainability, low-carbon methods and integration. We can find no plans for bus routes in the CLP despite the large amount of house-building that is forecast. Traffic congestion is already a problem on the outskirts and centre of Quorn village at certain times of the day. The planned building of many houses nearby to the south and south west of Loughborough without provision of an integrated transport system that encourages and facilitates bus, cycle, scooter and pedestrian transport will create significant extra congestion and pollution. The aim of building 1111 new homes per year must be clearly linked to targets for air quality, carbon reduction and sustainability and should be mindful of the value of quality farmland.

As it stands, we believe the plan is not sound because it does not tackle climate change in the way the NPPF says it should. New development needs to be carbon zero and local renewable energy sources need to be available. Where policies about climate change exist, they tend to be extremely

weak, using phrases like “we will encourage” and “we support”. These need to be replaced with phrases such as “we will require” and “planning permission will only be granted if”. Unless this is done, developers will not necessarily adhere to climate change mitigation targets. In terms of climate change the plan appears to display aspiration rather than enforce action. For example, electric vehicle charging infrastructure is mentioned in the CLP. It states that a “substantial increase” will be required but does not relate the number of charging required points to any prediction of electric car use.

We understand that it is important that the CLP is deemed to be “sound”, but want to a judgement based not just on meeting housing and employment requirements. The CLP rightly addresses a range of topics; housing, employment, town centres, climate change, the environment, infrastructure and delivery. We hope that these issues are seen as a vital and integral part of the plan and are not marginalised by the pressure to build more and more homes.

R. Parks

Chair, Quorn Parish Council Planning Committee.