

Quorn
Parish Council



QPC January 2019 - Briefing Note 20

1. The pre-examination consultation commenced on Monday 15th October and ran until Monday 26th November 2018. This resulted in eighteen respondents. On 3 January 2019 the Examiner's Clarification Note was received. This required responses by 18 January on some twelve points of clarification and any observations on the regulation 16 responses these were all submitted. The Note and all the follow-on responses are available for review on the CBC website using the link: www.localplan.charnwood.gov.uk/content/
2. An informal meeting of interested parties took place on Wednesday on 21/11 to explore avenues to take the NP Community Actions forward a proposal was put to the January council and this was agreed.
3. The Examiner Andrew Ashcroft published his Final Report to Charnwood Borough Council on the Quorn Neighbourhood Development Plan on 28 January 2019 recommending that the plan after modification can go to referendum. These modifications must be made and agreed by council before CBC can approve it for referendum. The referendum must take place within the next two months. Council cannot lobby for a 'yes' vote. For reference, a summary of the examiners comments and the changes to the plan are provided below:

SUMMARY - full details and text are contained the report to Charnwood Borough Council	
Executive Summary	<p>The Plan includes a range of policies and seeks to bring forward positive and sustainable development in the neighbourhood area. There is a very clear focus on safeguarding local character and community facilities. It proposes allocations for new residential development. It delivers Core Strategy objectives and positively addresses the future of the neighbourhood area.</p> <p>The Plan has been underpinned by community support and engagement. It is clear that all sections of the community have been actively engaged in its preparation.</p> <p>Subject to a series of recommended modifications set out in this report I have concluded that the Quorn Neighbourhood Plan meets all the necessary legal requirements and should proceed to referendum.</p> <p>I recommend that the referendum should be held within the neighbourhood area.</p>
4.2/3	<p>In accordance with the Regulations the Parish Council has prepared a Consultation Statement. This Statement is proportionate to the Plan and its policies. It includes an assessment of the consultation undertaken during the various stages of Plan production. It also provides specific details about the consultation process that took place on the pre-submission version of the Plan (July to September 2018). A key strength of the Statement</p>

	is its high-level approach that is underpinned by detailed appendices. The Statement sets out details of the comprehensive range of consultation events that were carried out.
4.6/7	It is clear that consultation has been an important element of the Plan’s production. Advice on the neighbourhood planning process has been made available to the community in a positive and direct way by those responsible for the Plan’s preparation. From all the evidence provided to me as part of the examination, I can see that the Plan has promoted an inclusive approach to seeking the opinions of all concerned throughout the process.
5.14	I was also able to understand something about the local geology from the granodiorite boulder in the Church View Gardens . I also saw the stonework celebrating the Silver Jubilee and the Bat Sculpture statue in the attractive civic area between High Street and Church Lane.
6.1	The submitted Basic Conditions Statement has helped considerably in the preparation of this section of the report. It is a well-presented, informative and very professional document .
6.10	In the environmental dimension the Plan positively seeks to protect its natural, built and historic environment . It has specific policies on development and design principles (Policy S2), on proposed Areas of Separation (Policy ENV1), on local green spaces (Policy ENV2) and on trees, woodland and hedges (Policy ENV4).
6.12	I consider that the submitted Plan delivers a local dimension to this strategic context. The Basic Conditions Statement helpfully relates the Plan’s policies to policies in the development plan. Subject to the recommended modifications included in this report I am satisfied that the submitted Plan is in general conformity with the strategic policies in the development plan. Indeed, it positively seeks to deliver the ambitions of the Local Plan Core Strategy in the neighbourhood area.
7.3	I am satisfied that the content and the form of the Plan is fit for purpose. It is distinctive and proportionate to the Plan area. The wider community and the Parish Council have spent time and energy in identifying the issues and objectives that they wish to be included in their Plan. This sits at the heart of the localism agenda .
7.8/9	These introductory sections of the Plan set the scene for the range of policies. They do so in a concise and proportionate way. The Plan is presented in a professional way . It is colourful and makes a very effective use of tables and maps. A very clear distinction is made between its policies and the supporting text. It also draws a very clear connection between the Plan’s objectives and its resultant policies. The initial elements of the Plan set the scene for the policies. They are commendable to the extent that they are proportionate to the Plan area.
	In this part of the summary items in bold are modifications to the existing policies those with a line through are to be deleted .
Policy S1: Settlement Boundary	Revise the settlement boundary in Figure 2 to exclude the parcel of land to the north of Farley Way which is the subject of a current planning application. Delete last sentence. Development outside the defined Settlement Boundary on the Reserve Site identified in Policy H3 will be acceptable subject to complying with the terms of that policy.
Policy S2: Design Guidance	I am satisfied that the existing VDS reflects key principles in the NPPF which plainly post-date the approval of the VDS itself. In particular, it plans positively for high quality and inclusive design, it has developed a robust and comprehensive policy, it proposes outlines of design principles and does so in a locally distinctive yet non-prescriptive way. Nevertheless, I recommend modifications to the policy so that it adopts a policy format based on the principles of good design. POLICY S2: DESIGN GUIDANCE - New development will be required to should reflect the guidance in the current Quorn Village Design Statement (Appendix E). New development will be supported where it respects the character or appearance of the neighbourhood area and, where appropriate, incorporates vernacular building materials.

<p>Policy H1: Residential Site Allocation</p>	<p>Technical comments from the Environment Agency and Severn Trent on the issue of drainage and potential flooding. These technical issues were raised with the Parish Council during the course of the examination. Following discussions with the parties involved in the development of the site the Parish Council has proposed an amendment to the geographic extent of the allocated site. In summary it excludes the land within flood zone 2.</p> <p>POLICY H1: RESIDENTIAL SITE ALLOCATION - Land is allocated for residential development at the location shown below at figure 3 (a), within the new LTD boundary. Development at this site will be supported subject to the following criteria:</p> <p>Land is allocated for approximately 75 dwellings on land to the north-east of Loughborough Road, Quorn as shown on Figure 3a subject to the following criteria:</p> <ul style="list-style-type: none"> a) The development will provide for a minimum of 75 dwellings; b) The development provides for a range and mix of new dwellings. Priority should be given to dwellings of 3 bedrooms or fewer in line with policy H3; c) Flooding concerns are addressed through the provision of a pumping station within the development and open channels provided to enhance drainage, with appropriate landscaping incorporated and 3 soak-away areas provided; The development takes appropriate account of surface water drainage and the existing drainage channels within the site and provides appropriate remediation measures where necessary. d) The development provides a satisfactory access to the highways network e) its design includes, as appropriate, sustainable drainage systems (SuDS) with ongoing maintenance provision, other surface water management measures and permeable surfaces; f) The badgers’ set is retained, and harm mitigated; g) A play area to development plan standards is provided, located away from the main access point; h) Off-road car parking is to be provided in line with Highways authority requirements, with additional spaces for visitors. in accordance with development plan standards.
<p>Policy H2: Reserve Site</p>	<p>In the event that the access issue is resolved the site has the ability to be considered within the context of the emerging Local Plan and/or a future review of the neighbourhood plan (in the event that it is ‘made’).</p> <p>Delete policy and supporting text</p>
<p>Policy H3: Housing Mix</p>	<p>POLICY H3: HOUSING MIX – Any new housing development proposals should provide a mixture of housing types specifically to meet identified local needs in Quorn. Support will 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 but will be expected to comprise a clear minority, 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 houses</p>
<p>Policy H4: Affordable Housing Provision</p>	<p>No change</p>
<p>Policy H5: Windfall Development</p>	<p>POLICY H5: WINDFALL DEVELOPMENT - Small residential development proposals within the Settlement Boundary will be supported subject to proposals being well designed where they are well-designed, and meeting comply with the relevant requirements set out in other policies in the Development Plan and where such development:</p> <ul style="list-style-type: none"> 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 neighbouring occupiers by reason of loss of privacy, loss of daylight, visual intrusion or noise.

<p>Policy ENV1: Areas of Separation</p>	<p>I recommend that the proposed Area of Separation between Quorn and Loughborough is deleted. I have reached this conclusion for the following two reasons: It is an extensive parcel of land which when coupled with the policy wording would represent a strategic policy which should be determined in a local plan; and in any event its proposed designation is inadequately supported by evidence.</p> <p>POLICY ENV 1: AREAS OF SEPARATION – To retain the physical and visual separation between Quorn and Mountsorrel, and between Quorn and Loughborough and Woodthorpe, two Area of Separation are designated an Area of Separation is designated. (figure 6). Development within these areas should be located and designed to maintain and where possible enhance the separation of the villages.</p>
<p>Policy ENV2: Local Green Space</p>	<p>POLICY ENV 2: LOCAL GREEN SPACE – The following sites are designated as Local Green Space (see figure 7), where development is ruled out other than in very special circumstances: Churchyard of St. Bartholomew’s Church (inventory site 995) (also CBC OSSR site (ref) Barrow Slabs (101) Tom Long’s Meadow (108/109/110) Development on the local green spaces will not be supported other than in very special circumstances.</p>
<p>Policy ENV3: Sites of Natural Environment Significance</p>	<p>No change</p>
<p>POLICY ENV 4: TREES, WOODLAND AND HEDGES</p>	<p>Delete parcels of land 166/168/169 from Figure 9</p> <p>POLICY ENV 4: TREES, WOODLAND AND HEDGES – Development proposals that adversely affect have an unacceptable adverse effect on trees, woodland and hedges of environmental (biodiversity, historical, arboricultural) significance, or of landscape or amenity value, will be resisted not be supported. New development should be designed to retain such trees and hedges wherever possible. Where destruction the loss of trees and hedges cannot be avoided, developers will be will be required to plant replacement trees and/or hedges on site or to provide compensatory planting elsewhere in the Parish. Hedgerows should be retained and protected. Where minor loss is unavoidable, it should be minimised, and loss compensated for with replacement planting of locally-appropriate native species. Development providing a net gain in length and quality of hedgerows will be encouraged supported.</p>
<p>Policy ENV5: Sites of Historic Environment Significance</p>	<p>POLICY ENV 5: SITES OF HISTORIC ENVIRONMENT SIGNIFICANCE – Development proposals that affect the sites of historic environment significance shown in Figure 11 will be expected to should protect the identified features, according to their legislative status, and to give appropriate weight to the contribution they make to the wider coherent historical record. Planning permission will normally be refused Development proposals that would have a detrimental impact on a site of historic environment significance will not be supported unless the need for and benefits arising from development in that location clearly outweigh the loss.</p>
<p>Policy ENV6: Biodiversity</p>	<p>No change</p>
<p>Policy ENV7: Wildlife Corridors and Habitat Connectivity</p>	<p>POLICY ENV 7: WILDLIFE CORRIDORS AND HABITAT CONNECTIVITY – Development in the Plan Area will be expected to should protect and enhance the identified wildlife corridors (fig. 12) and other potential habitat links. It should not Development proposals that would create barriers to the permeability of the landscape for wildlife in general, or fragment populations of species of conservation concern will not be supported.</p>
<p>Policy ENV8: Protection of Important Views</p>	<p>POLICY ENV 8: PROTECTION OF IMPORTANT VIEWS – Development that adversely impacts in a significant way on the identified locally important and valued views (figure 13) will be strongly resisted. Development proposals should retain and respect where practicable the views within the village, to and from the village and of the wider landscape in the neighbourhood</p>

	area (as shown in Figure 13). Development which would have an unacceptable impact on the identified views will not be supported.
Policy ENV9: Renewable Energy Generation Infrastructure	No major change – wording only.
Policy CF1: Retention of Community Facilities and Amenities	Replaces ‘ community facilities or amenities ’ with ‘ particularly valued community facilities. ’ Also, include the facilities within the policy.
Policy CF2: New or Improved Community Facilities	No change
Policy CF3: Schools	No change
Policy CF4: Quorn Medical Centre	Replace the title with ‘ Medical Facilities ’ b) Will include ample designated parking provision for essential medical personnel. Will provide parking provision, including that for essential medical personnel, to development plan standards.
Policy E1: Employment and Business Development	Word change only.
Policy E2: Quorn Village Centre	Replace second sentence with: ‘ Within the designated local shopping centre proposals for new retail (A1) development will be supported ’
Policy E3 and 4 and E6:	No change
Policy E5: Tourism	POLICY E5: TOURISM - Tourism and visitor economy development proposals will be supported where they do not have unacceptable adverse residential or visual amenity impacts. The Proposals that would result in the loss of tourism and leisure facilities will not be supported unless they are no longer viable or alternative provision is made available.
Policy T1: Traffic Management	POLICY TT1: TRAFFIC MANAGEMENT - With particular regard to the rural highway network of the Parish and the need to minimise any increase in vehicular traffic all development must: Development proposals that would result in an increase in vehicular traffic on the rural highway network should: a) Be designed to minimise additional traffic generation and movement; b) Incorporate sufficient off-road parking; c) Provide for accessible and efficient public transport routes within the development site, with site specific travel plans to be provided for all developments of six or more dwellings; d) Provide any necessary improvements to site access and the highway network either directly or by financial contributions. Traffic management measures such as traffic calming, improved signage, restriction of on road parking and other improvements, all of which should be of a design appropriate to the character of the Parish, will be supported.
Policy T2: <small>Public Car Parking</small>	No change
Policy T3: Footpaths	Word change only.