

CABINET - 6TH JUNE 2019

Report of the Head of Planning and Regeneration Services Lead Member: Councillor Vardy (TBC)

Part A

ITEM 7 QUORN NEIGHBOURHOOD PLAN

Purpose of Report

This report seeks Cabinet approval for the Quorn Neighbourhood Plan to be 'made' as part of the statutory development plan for the Neighbourhood Area.

Recommendations

That the Quorn Neighbourhood Plan is 'made' part of the statutory development plan for Charnwood, in accordance with the provisions of Section 38(A) (4) of the Planning and Compulsory Purchase Act 2004.

Reason

To fulfil the legal duty to make the Quorn Neighbourhood Plan part of the development plan for Charnwood.

Policy Justification and Previous Decisions

The Localism Act (2011) introduced new provisions to allow local communities to prepare neighbourhood development plans and establish them as part of the statutory development plan alongside the relevant local plan and mineral and waste plan. Further direction has been provided by the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) with the Neighbourhood Planning (General) Regulations 2012 and subsequent amendments giving details on how neighbourhood plans are to be brought into effect.

The support to be provided by Charnwood Borough Council for the delivery of neighbourhood plans was set out by a Cabinet resolution on 14th March 2013 (Minute 121/13). The adopted Charnwood Local Plan 2011 to 2028 Core Strategy identifies opportunities which are available for communities to prepare neighbourhood plans and shape the future of development within their area. For example, by addressing specific, identified local housing or employment needs or by identifying land as Local Green Space.

Implementation Timetable including Future Decisions and Scrutiny

The PPG states that where a local planning authority has the responsibility for the neighbourhood planning process, it should make every effort to conclude each stage promptly. Timely decision taking is important particularly at the start and the end of the process and certain decisions must be taken within prescribed time periods as set out in the Neighbourhood Planning (General) (Amendment) Regulations 2015 and the Neighbourhood Planning (General) and Development Management Procedure

(Amendment) Regulations 2016, which amend the Neighbourhood Planning (General) Regulations 2012. The time limits that apply include:

- a) the designation of a neighbourhood area (as soon as possible);
- b) the decision whether to put a neighbourhood plan to referendum following receipt of the report of the independent examiner (5 weeks);
- c) the time period within which the referendum must be held, following the decision that the plan should be put to referendum (56 working days); and
- d) the time period to bring a neighbourhood plan into force after it has been approved in referendum (8 weeks).

Steps a) to c) above were undertaken by the Borough Council within the time limits prescribed by the Regulations. The Quorn Neighbourhood Plan Referendum was held on Thursday 2nd May 2019. In order to meet the timescale provided for by d) above the Regulations state the Plan should be brought into force within 8 weeks of the referendum; in this case by the 27th June 2019.

Report Implications

The following implications have been identified for this report.

Financial Implications

The cost of producing neighbourhood plans falls mainly upon the neighbourhood planning group preparing the plan. The Borough Council provides support and advice to the groups through existing resources and the arrangements for the examination and referendum are made and facilitated by the Council with the direct costs being met through funding drawn down from the Ministry of Housing, Communities and Local Government (MHCLG).

Neighbourhood area designation grants totalling £25,000 have been received for the first five neighbourhood areas designated. MHCLG caps support at a maximum level of five applications for designation thus the Council will not be able to receive any further funding for neighbourhood area designations. Additional funding of £20,000 is also available from MHCLG upon successful completion of each neighbourhood plan examination, once the date of the referendum is set. This can be used to pay for the examination and referendum costs and a funding application has been made in relation to the Quorn Neighbourhood Plan.

The cost of the referendum is estimated at approximately £3,000 and the cost of the examination £7,019.82, and will be met by the MHCLG Neighbourhood Plans Grant. Officer support costs have not been precisely calculated although nominally a figure of 20% of the Planning Policy team's time has been taken up by Neighbourhood Planning in recent months. There are likely to be additional financial implications for the Council arising from publicity and making the plan available for use as part of the development plan. The total costs for officer support, the referendum, publicity and publication of the plan are expected to be consistent with and not exceed the £20,000 grant funding that has been claimed for the plan.

Risk Management

The risks associated with the decision Cabinet is asked to make and proposed actions to mitigate those risks are set out in the table below.

Risk Identified	Likelihood	Impact	Overall Risk	Risk Management Actions Planned
The Quorn neighbourhood development plan is not 'made' part of the statutory development plan for Charnwood resulting in a breach of the legal duty to progress in accordance with the regulatory framework, the community's objectives not being delivered, impacting on the determination of planning applications and leading to reputational damage to the Council.	Unlikely (2)	Serious (3)	Moderate (6)	The process to 'make' the neighbourhood plan will have been closely followed and the neighbourhood plan will be in conformity with the vision, objectives and policies of the Charnwood Local Plan core Strategy.

Equality and Diversity

The extensive consultation procedures provided for by the Planning and Compulsory Purchase Act 2004 help ensure that all groups within the community have participated in the preparation of the plan. The Examiner's Report confirms the neighbourhood plan has had regard to fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act 1998 and there is no substantive evidence to the contrary. There are no equality and human rights implications arising from the recommendations in this report.

Sustainability

The plan has been prepared with a presumption in favour of sustainable development. A Strategic Environmental Assessment/Habitats Regulation Assessment Screening Report has been undertaken and, having consulted with the three statutory consultees, has determined that it is unlikely that there will be any significant environmental effects arising from the Quorn Neighbourhood Plan.

Key Decision: Yes

Background Papers:

[Quorn Neighbourhood Plan Examiner's Report](#)

[The Localism Act 2011](#)

[Town and Country Planning, England \(Referendums\) Regulations 2012](#) (SI 2012 No. 2031)

[Town and Country Planning, England, The Neighbourhood Planning \(General\) Regulations 2012](#) (SI 2012 No. 637)

[Quorn Neighbourhood Plan Specified Documents](#)

[Decision under Delegated Powers \(DD106 16/17\) Quorn Neighbourhood Area](#)

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Part B

Context

1. The Localism Act (2011) has enabled local communities to shape their areas by allowing parish and town councils to prepare neighbourhood development plans. A detailed legislative framework for undertaking neighbourhood planning has been set out in the Neighbourhood Planning Regulations (2012) and subsequent amendments.
2. A neighbourhood plan can decide where and what type of development should happen in the area; promote more development than is set out in the local plan; or include more detailed policies which will take precedence over existing policies in the local plan, for example the introduction of specific design standards. However, the neighbourhood plan cannot be used to prevent development included in the local plan or be in conflict with strategic policies in the local plan.
3. A neighbourhood plan, once “made” (adopted), becomes part of the statutory development plan and will sit alongside the Charnwood Local Plan 2011 to 2028 Core Strategy and apply to the Neighbourhood Area it was prepared for. Subject to Cabinet’s decision, applications for planning permission in Quorn parish will in future be determined in accordance with the whole development plan for Charnwood:
 - The saved Policies of the Borough of Charnwood Local Plan (2004)
 - The Core Strategy 2011-2018 (2015)
 - The minerals and waste plan (prepared by the County Council).
 - The Quorn Neighbourhood Plan (2018)
4. A neighbourhood plan must:
 - Support sustainable development;
 - Generally conform to the strategic policies in the local plan;
 - Have regard to national planning policies;
 - Comply with the relevant legislation; and
 - Specify the period it will cover.
5. There are a number of legally prescribed stages which need to be undertaken when preparing a neighbourhood plan, set out in the Town and Country Planning Act 1990 (as amended) and the Planning and Compulsory Purchase Act 2004 (as amended). The plan should then be subject to examination by an independent examiner before proceeding to referendum, if that is the recommendation following the examination. After a successful referendum, if the local planning authority is satisfied that EU and human rights obligations have been met, the plan must be brought into force within 56 days.

The Quorn Neighbourhood Plan

6. A neighbourhood plan has been produced for Quorn parish, led by the parish council and prepared by the Quorn Neighbourhood Plan Advisory Committee comprising members of the local community and parish councillors. The Committee has been supported by officers from the Council throughout the preparation of the plan,

although it should be expressly noted that the resultant plan has not been prepared by the Borough Council. The Neighbourhood Plan is considered to be based upon robust evidence including statistical information along with community consultation and engagement.

7. The plan is considered to reflect local needs and priorities which have been identified through extensive consultation during the plan preparation process. Engagement activity undertaken by the Committee has included drop-in sessions; leaflets; and, questionnaires.
8. The neighbourhood plan is considered to provide a simple, clear vision for the future development of the parish. This vision is to be realised by policies and actions which cover a number of areas including settlement limits; design; housing; green infrastructure; biodiversity; heritage; renewable energy; community facilities; employment; and transport.

Key Stages in the Process

9. An application was received from Quorn Parish Council to designate the entire parish as a neighbourhood area on 31st October 2016 and the area was designated on the 21st December 2016.
10. Once designated the neighbourhood plan group began to gather evidence and identify the issues, vision and objectives to inform the plan. Extensive consultation was also undertaken with the local community, landowners, local groups and statutory consultees. This enabled the creation of an initial draft plan in July 2017.
11. The Quorn Pre-Submission Draft Neighbourhood Plan underwent a statutory 6 week consultation from the 23rd July to the 9th September 2017. A number of amendments were then made to the plan by the Advisory Committee in response to the representations received during the consultation.
12. The revised plan, along with other statutory submission documents, was submitted to the Borough Council on the 8th October 2018. Following confirmation from the Borough Council that all the necessary material had been submitted the Borough Council undertook a further 6 week statutory consultation on the submission documents from the 15th October to the 26th November 2018.
13. During this consultation period the Council appointed a suitably qualified and experienced independent examiner, Mr Andrew Ashcroft, to conduct the examination. This took place in January 2019 and sought to ensure that the neighbourhood plan met a number of basic conditions in that it:
 - Has appropriate regard to national policy;
 - Is in general conformity with the strategic policies of the development plan for Charnwood;
 - Contributes to the achievement of sustainable development; and
 - Is compatible with EU obligations.
14. The examiner's report was issued on the 29th January 2019. This determined that "On the basis of the findings in this report I recommend to Charnwood Borough

Council that subject to the incorporation of the modifications set out in this report that the Quorn Neighbourhood Development Plan should proceed to referendum.”

15. The neighbourhood plan was amended in line with the examiner’s recommended modifications and was published, together with a decision statement confirming that the Borough Council was satisfied that the plan met the basic conditions and could proceed to a referendum.
16. The Borough Council held the referendum in Quorn parish on Thursday 2nd May 2019. The referendum presented a single question upon which anybody registered to vote in the parish could answer ‘yes’ or ‘no’:

Do you want Charnwood Borough Council to use the Neighbourhood Plan for the Quorn area to help it decide planning applications in the Neighbourhood Area?

17. All neighbourhood plans are required to gain a majority of 50% plus one in favour at a local referendum in order to be made by the local planning authority. 1,485 votes (84.6%) were cast in favour of “Yes”. 198 votes (11.3%) were cast in favour of “No”. It was declared by the Counting Officer that more than half of those voting had voted in favour of the Quorn Neighbourhood Plan.
18. In accordance with the Neighbourhood Planning Regulations, following the outcome of the referendum, it is now for the Borough Council to make the neighbourhood plan so that it formally becomes part of the development plan for Charnwood.
19. Section 38A of the Planning and Compulsory Purchase Act 2004, as amended, requires local planning authorities to make a neighbourhood plan as soon as reasonably practicable after the referendum is held. A time limit of 8 weeks being introduced by the Neighbourhood Planning (General) Regulations 2012 (as amended).

Final Stages

20. Charnwood Borough Council must publicise its decision to make the Neighbourhood Plan part of the development plan for the area and the reasons for this. The Borough Council is also required to send a copy of the decision to the parish council; any persons making written representations on the proposal; the Environment Agency; Natural England; and, Historic England.
21. The Neighbourhood Plan must also be publicised on the website with details provided of where and when it can be inspected. Once made by the Council the plan is part of the development plan for the Borough and must be used to help determine planning applications in Quorn parish.



**Quorn
NEIGHBOURHOOD PLAN**

2018-2036

Referendum Version, February 2019



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Foreword

When we started out on the journey to produce this the Quorndon Neighbourhood Development Plan (Quorn Neighbourhood Plan) back in 2016 we could not have dreamt



that we would ever get to be where we are now.

From the start it was intended that this would be a community project facilitated by the Parish Council, but it was never expected that we would be blessed with such splendid support from the whole community.

The open event consultations brought the people out not only to express their views but to volunteer to participate. Both

the young person's and the adult's consultation survey questionnaires produced a good percentage of returns and well thought out and meaningful text comments.

The process was much more than producing a statutory planning document but as mentioned earlier, it really was a journey. A journey of discovery as we found out so much about our parish: its history, environment, people and its life. Issues and concerns surfaced that were not realised before and this really was local democracy in action.

We are of course grateful to the officers at Quorndon Parish, Charnwood Borough and Leicestershire County Councils, our consultants YourLocale, the funders Locality and the Big Lottery Fund as well as the businesses, organisations and the many hundreds of local people that attended the various public meetings, participated in the Theme Groups and the Neighbourhood Plan Advisory Committee. Thank you.

Dennis Marchant

Chairman - The Quorn Neighbourhood Plan Advisory Committee

1 About this Neighbourhood Plan

Background

The Localism Act of 2011 introduced the concept of Neighbourhood Plans. These plans give local communities a much greater opportunity to influence future development in their areas. The National Planning Policy Framework 2012 (NPPF) is the Government’s ‘bible’ on planning issues. It states that:

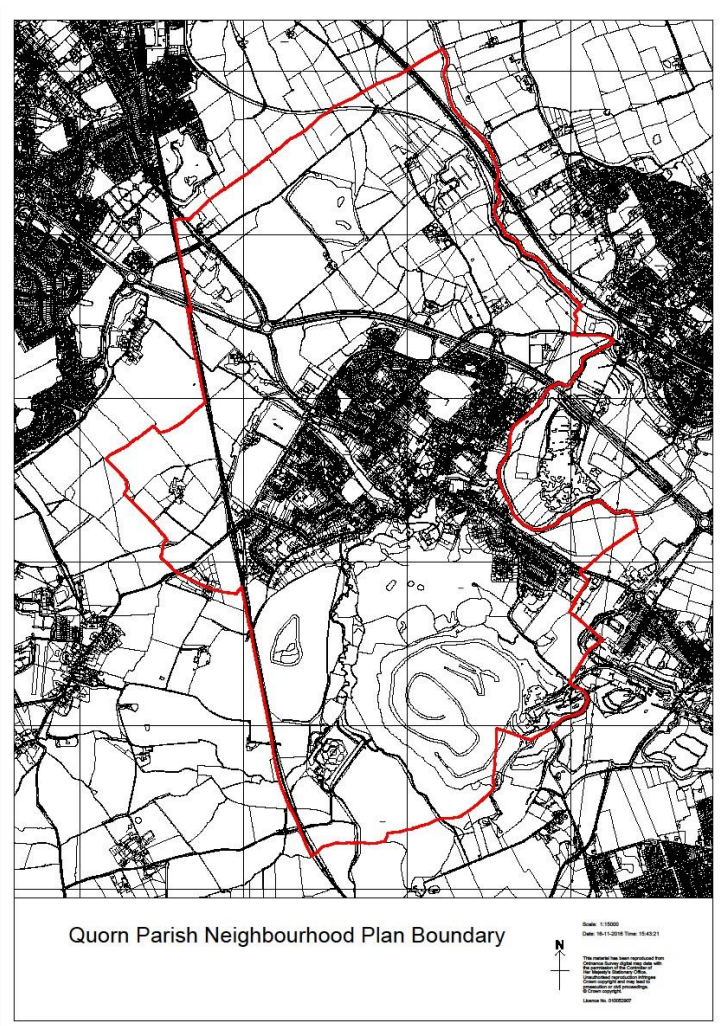
“Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community.”

The 2018 NPPF integrates neighbourhood planning throughout the document. Although not tested against the updated NPPF, this Neighbourhood Plan references the 2018 document where appropriate.

Our Neighbourhood Plan will sit alongside, and must obviously be aligned with, Charnwood Borough’s emerging Local Plan. We can’t promote less development than in the Local Plan or undermine its strategic policies. Other than that, our Neighbourhood Plan is able to shape and direct sustainable development in the Parish. Once approved, the POLICIES it contains will take precedence over non- strategic policies in the Local Plan. This Neighbourhood Plan also identifies a number of COMMUNITY ACTIONS. These are not planning policies and are not subject to examination.

They reflect future work activities that it is proposed are undertaken within the Parish and involving a range of third parties to help improve the Parish in line with the outcome of community consultation.

On 21 December 2016, Charnwood Borough Council (CBC) approved our application for designation as a Neighbourhood Plan area. The area to be covered by our Plan is defined by the Parish boundary (see Figure 1).



Quorn Neighbourhood Plan Referendum Version final February 2019
Before being adopted, this Neighbourhood Plan must pass an independent examination to test against 'Basic Conditions': **Figure 1: Parish boundary and Neighbourhood Plan Area.**

- Compliance with national planning policy.
- General conformity with strategic policies in Charnwood's Local Plan.
- Compatibility with EU and human rights requirements.

Once an independent examiner has checked that this Neighbourhood Plan meets these conditions and makes amendments where felt appropriate to meet the basic conditions, the Neighbourhood Plan will go to a referendum of all parishioners.

The Neighbourhood Plan is being prepared against a background of a review of the Charnwood Local Plan. The Neighbourhood Plan will be progressed in advance of the Local Plan being adopted, but the emerging evidence base that is informing the emerging Local Plan has been taken into account in the preparation of this Neighbourhood Plan.

Neighbourhood Plan Advisory Committee

The Neighbourhood Plan Advisory Committee was fully established by the Parish Council in early 2017 and its first meeting was in May 2017. This group comprises both Parish Councillors and other volunteers from the community who have all contributed to the creation of the Plan, either as part of the NPAC or by providing much-appreciated assistance.

The Group has worked hard to drive the process forward, supported by YourLocale consultancy. The preparation of a Neighbourhood Plan must conform to guidelines laid down by central Government and involve consultation with not only the local community, but also the Borough Council and local businesses and landowners. There is a prescribed procedure with appropriate checks and consultations, which we have observed.

Initial Public Consultation

The first round of Neighbourhood Plan drop-in consultation sessions was held in Quorn on 19 August 2017. In advance of these events, leaflet notifications were delivered to every home and email, local press and Facebook notifications issued. The session ran from 10:00 am until 1:00 pm, staffed by a rota of available Neighbourhood Plan Advisory Committee members. 157 parishioners gave their time to share their ideas about the future development of the Parish and contributed their thoughts and ideas. In the following five categories, people were asked what they liked, what they disliked and what they would like to see in the future:

- Housing and Development.
- Environment and Green Space.
- Transport.
- Employment.
- Community Facilities.

The data collected indicated a very clear picture of the main issues, priorities and ideas for the future. The priorities have been assessed based on the number of comments in that category.

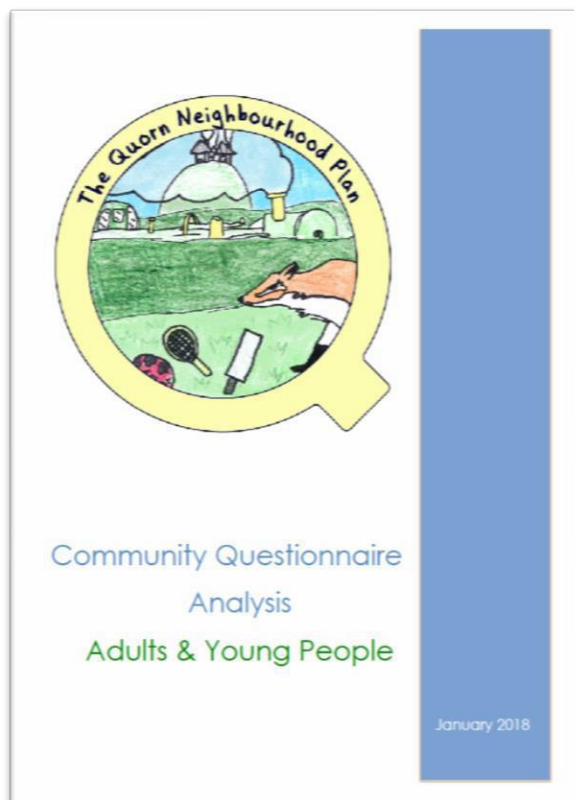


Questionnaire

A Community Questionnaire distributed amongst the community in late 2017 attracted 562 responses through paper copy and on-line. A separate Young Person's Questionnaire was completed by 64 young people.

The comments made through these consultation approaches were fed into the working of four Theme Groups that were established to drill down into the detail of the neighbourhood plan. Groups met from October 2017 through until May 2018 and involved a mixture of Parish Councillors, Advisory Committee Members and other interested parties. The Groups looked into Housing and the Built Environment; the Natural Environment; Traffic and Transport and Community Facilities/Employment.

All of the comments were considered alongside other sources of evidence to produce draft policies that were shared with the community in March 2018.



Second Public Consultation

The Neighbourhood Plan Advisory Committee organised a further drop-in event on Neighbourhood Planning on 24 March 2018.



The aim of the event was to share the emerging policies – particularly in relation to housing allocations and environmental designations – and to seek feedback on these plus further input in the development of the Plan. The drop-in event was promoted in a variety of ways: Leaflets, posters and social media.

140 people attended the event, many of whom were engaging with the neighbourhood plan process for the first time.

Members of the Neighbourhood Plan Advisory Committee welcomed attendees on arrival and asked them to complete a contact sheet to record attendance. The arrangements for the open event were explained. The first displays introduced Neighbourhood Planning and described the process that is being followed by the Parish Council. Copies

of explanatory booklets and finalised Neighbourhood Plans from other parishes were available for people to read as they walked around the displays.

A series of display boards were located around the room that explained the Neighbourhood Plan Advisory Committee's proposals. These focused on the main topics to be covered by the Plan:

- Housing Development – housing mix, location and design.
- Environment – Local Green Space criteria and protection of other land and environmental features.
- Employment, Transport and Community Facilities.

Respondents recorded their many valuable comments and ideas on a form distributed to attendees for this purpose.

A full report of all engagement activities is included in Appendix B: Consultation Statement.

In general, the responses were very supportive of our draft proposals and this has empowered the Group to progress to the final stage of writing the Submission Plan.

2 A Plan for Our Parish

Introduction

The policies of the Quorn Neighbourhood Plan are set within the context of the plan-making framework for England. The scope and content of the Quorn Neighbourhood Plan has been shaped by the priorities and aspirations of the local community, led by the Parish Council's Neighbourhood Plan Advisory Committee. This Plan covers the period up to 31 December 2036, in line with the Charnwood Local Plan.

A history of Quorn

Quorn or Quorndon (both names are still in use) does not appear in the Domesday Book, but references can be found to the village as early as 1128. There is also evidence of earlier settlement with occasional prehistoric finds, and more significant evidence of Roman settlement to the south-east.

The name Quorndon is thought to originate from 'cweorn', meaning quern or hand mill, and 'dun', meaning hill. Vast deposits of granodiorite (similar to granite) are found in the south of Quorn, which would have been used for millstones, and extensive quarrying has removed the hill that once formed Buddon Wood. The distinctive pink hue of the stone can be seen in buildings and walls all around Quorn, although these days it is used mainly for roads.

In mediaeval times, Quorn largely came under the Manor of Barrow upon Soar, as part of a huge deer hunting park, with the rest being under the Manor of Beaumanor. St Bartholomew's United Church dates from 1138, and due to this historical relationship, was only a chapelry of the Mother Church at Barrow upon Soar until 1868, when it became a separate ecclesiastical parish.

The centre of Quorn is focused on Quorn Cross, where the old A6, a former turnpike road and major coaching route between London and Scotland, crosses with what was the old salt way, which carried salt from East Anglia to the midlands. Excellent transport links have been of great benefit to Quorn, and these were further improved with canalisation of the River Soar, and the opening of the Great Central Railway station.



parkland estate around Quorn

The influential Farnham family were first granted land in Quorn in the 1260s, remaining as local squires for over 700 years, until 1993. The original family lived at the Over Hall (Quorn House), but in the 1400s a younger son built the Nether Hall (Quorn Hall), strengthening their position and influence even further. The large

House has enabled the south of

the parish to remain of high landscape value, despite the encroachment of Swithland Reservoir and the Mountsorrel Quarry.

In 1754 Quorn Hall became home to the famous Quorn Hunt, which had a massive impact on the village, bringing wealth and employment. Many grand hunting boxes were built, and royalty and the aristocracy hunted with The Quorn. Quorn got a reputation for being 'upmarket' and became somewhat of a tourist destination. Although the hunt moved away in 1906, the infrastructure and reputation remained.

Quorn has historically displayed a mix of industrial and rural occupations, which have existed side by side, and utilised the village's location on Buddon Brook and the River Soar. Farming in this rural environment has always been largely pastoral and is still significant today. However Quorn developed an industrial side too, including hosiery, framework knitting, lace-making and quarrying. In 1870 Wright's elastic webbing factory came to Quorn, and eventually employed over 2,000 people. The business has changed over the years but continues to thrive in the centre of Quorn.

Quorn has always been proud of its distinctive and independent identity, even opting to become Quorndon Urban District Council in 1894, when most parishes were joining with others to become larger Rural Districts. This individuality and unique history, has resulted in the characteristic buildings mix of old and new, trade, residential and industrial that we see in the village today.

Quorn today

According to the 2011 Census, the Quorndon Parish had an estimated population of 5,177 residents living in 2,244 households dispersed across 888 hectares. There were 70 vacant dwellings representing a 3% vacancy rate. Since 2001 the number of residents living in the Parish is estimated to have increased by around 4% (217 people). The number of dwellings (occupied and vacant) also increased, rising by 193 (9%).

At the time of the 2011 Census around 17% of residents were aged under 16 which is in line with the district rate but slightly under the regional (18%) and national (19%) rates. Around 63% of residents were aged between 16 and 64 which was lower than the district (67%), regional (64%) and national (65%) rates. There is a higher than average representation of older people (aged 65+) accounting for 20% of total residents which is above the district (16%), regional (17%) and national (16%) rates. The median age of people living in the Parish was 45 which is older than the district (39), region (40) and national (39) rates.

There is further evidence of an ageing population with the proportion of residents aged 65 and over increasing from 17.3% in 2001 to 19.9% in 2011. The Census shows the number of residents aged 65+ rose by 20% (171 people) during this period.

At 72% Quorndon Parish's economic activity rate was higher than the district (68%), regional (69%) and national (70%) rates. When compared to the district, regional and national rates, Quorndon has a higher than average share of self-employed residents and at the time of the 2011 Census, the unemployment rate was relatively low.

Home ownership levels are high with around 81% of households owning their homes outright or with a mortgage or loan. This is somewhat higher than the district (72%), regional (67%) and national (63%) rates. Over a fifth (11%) of households live in private rented accommodation which is lower than the district (14%), region (15%) and national (17%) rates. Around 6% of households live in social rented accommodation which is lower than the district (12%), regional (16%) and national (18%) rates.

Data from the 2011 Census shows that the majority (48%) of residential dwellings are detached which is higher than the district (30%), regional (32%) and national (22%) shares. Semi-detached housing accounts for around 22% of the housing stock against 38% for the district, 35% for the region and 31% nationally. Terraced housing, flats and apartments provide 29% of accommodation spaces which is lower than the district (31%), region (32%) and national (47%) shares.

Around two fifths (39%) of households live in houses with four or more bedrooms which is high when compared with the district (23%), regional (20%) and England (19%) rates. There is an under representation of housing for single people with just 7% of dwellings having one bedroom against 9% for the district, 8% for the region and 12% for England as a whole.

There is evidence of under-occupancy in the parish (having more bedrooms than the notional number recommended by the bedroom standard). Analysis of the 2011 Census shows that around 53% of all occupied households in the Quorndon Parish have two or more spare bedrooms and around 30% have one spare bedroom. Under occupancy is higher than district, regional, national rates and the England Rural area average. Under-occupancy in the parish is particularly evident in larger properties with almost half (49%) of households with 4 or more bedrooms occupied by just one or two people. This is above district (40%), regional (43%) and England (41%) rates.

Domestic properties with Council Tax Band C make up the largest group (approximately 20.8% of the total) in the parish and a similar proportion (20.6%) are in band E. It has a much higher proportion of properties with high value council tax bands with 18% of dwellings having a Council Tax Band F or above against 7% for the district, 5% for the region and 9% for England as a whole.



The data reveals the cost of an entry-level property on average across

England and Wales has increased by almost 20% in the last decade, to £140,000 (year ending June 2016). For new properties, the price was nearly £180,000. The data also shows that home-ownership prospects vary across the country.

In the Quorndon Parish area a low to mid-priced property costs on average £162,500 which is higher than the national average. Assuming a 15% deposit, those entering the property

Quorn Neighbourhood Plan Referendum Version final February 2019
market in the area would require a household income of £39,133 (£26,444 E&W average) and savings of £27,125 which is a challenge for many households.

With the average cost of an entry-level home in the area being £162,500 prospective buyers would require an estimated £2,000 for legal and moving costs, £750 for stamp duty and £24,375 for a 15% deposit, coming to £27,125 in total.

A Vision for 2036

A Vision Statement was developed for Quorn by a community working group which considered the parish councils application letter, an advisory committee visioning exercise and the comments from community open events and Village Library display. There was overwhelming support for the statement with comments emphasising the desire for Quorn to remain a village with improved infrastructure and affordable housing to meet the needs of a growing and ageing population.

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 beautiful rural village of historic significance, with a strong sense of community spirit and cohesion, making the most of its special qualities to attract visitors from further afield.



It will have a balanced and diverse community, to provide wellbeing through a healthy, creative, equitable and sustainable life for all, regardless of age, lifestyle or status. Attractive streets, green spaces and thriving natural environment will provide safe and enjoyable movement on foot and bicycle. It will be socially inclusive with shops, pubs and restaurants as well as the facility for lifelong learning, sports and recreation.

Growth will be managed, sustainable and in keeping with the village character, retaining its independent rural identity, distinct from adjoining urban areas. New development will be located on sites which minimise negative impacts on traffic, parking or community resources, and enable new arrivals to contribute positively to the social and commercial life of the village. It will also provide opportunities for existing residents to find accommodation suitable to their circumstances with easy access to community resources including health care, schools and youth organisations.

To help achieve the vision, the following objectives have been established:

Housing

- Future growth will be managed and sustainable in keeping with Quorn's village character; and

- Any new housing developments will be located on sites that minimise negative impact on existing traffic, parking, community resources and amenities, and meet a locally demonstrated housing need including homes for older people and for young couples.

The Natural and Built Environment

- To maintain Quorn as an independent and distinctly separate settlement and to protect and, where possible, enhance the open spaces within and surrounding the village, and:
- To protect the most valued and special local green spaces;
- To preserve the character of Quorn by retaining important views and areas of separation; and
- To improve access to countryside and thus promote recreational opportunities for residents and visitors of all ages to enjoy.

Community facilities and amenities

- Valued existing facilities will be protected and where possible enhanced;
- New facilities will be welcomed where they are needed by the community; and
- Efforts will be made to ensure that the Schools and Medical Centre are enabled to grow in line with increased demand without negative impacts on the community.

Employment

- To support employment in Quorn where there is no detrimental impact on local amenities.

Transport

- To manage growth in a way that minimises the impact on the existing transport system and addresses the acute car parking problem in Quorn centre.

Planning Context

The procedure for the making of a Neighbourhood Plan is prescribed within the Neighbourhood Planning (General) Regulations 2012. The Regulations have informed the preparation of policies for the Quorn Neighbourhood Plan, in particular ensuring that the Neighbourhood Plan:

- Contributes to the achievement of sustainable development.
- Is in general conformity with the strategic policies of Charnwood Borough Council and has regard for the policies contained within the National Planning Policy Framework (NPPF), as well as meeting a range of EU obligations.

Sustainable Development

A definition of sustainable development is provided within the NPPF. It describes three dimensions to sustainable development and that these dimensions give rise to the need for planning to perform a number of roles:

An economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure. Whilst the community is primarily residential, there is a desire to safeguard its employment locations, including the farming community. We therefore wish to retain the current level of employment and develop it further where possible.



A social role – supporting strong, vibrant and healthy communities, by promoting the supply of housing required to meet the needs of present and future generations and by creating a high-quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being.

Through the Neighbourhood Plan, we are seeking to ensure that any new housing delivers a mix of housing types so that we can meet the needs of present and future generations and ensure that we support the community's health as well as its social and cultural wellbeing. We are particularly looking to provide bungalows for older people as well as some smaller and more affordable homes. We are also seeking to support and enhance existing community facilities and to improve services for younger people.

An environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including supporting the move to a low carbon economy. In order to protect and enhance our natural, built and historic environment, we are seeking to ensure that:

- The special open spaces within our village are protected from development, to protect the village identity and retain the rural nature of its surroundings;
- Development preserves and contributes to the attractive local countryside and maintains the areas of separation from adjoining communities; and
- Development recognises the need to protect and, where possible, improve biodiversity and important habitats and includes adding hedging to boundaries of new developments.

The 2018 NPPF retains the definitions of sustainable development, replacing 'roles' with 'objectives' This document sets out local considerations for delivering sustainable

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development across Quorn. Development proposals should meet the requirements of all relevant policies in the Development Plan for Charnwood.

The Neighbourhood Plan does not replace the policies contained in the Charnwood Borough Council Core Strategy and the emerging Local Plan or the requirements of the NPPF. It works in synergy with these planning requirements to give additional, more detailed, Parish- wide specific policies that clarify and achieve the Community's vision. Where suitable Districtwide policies already exist in the Charnwood Borough Council Core Strategy, emerging Local Plan or NPPF they are not duplicated in this Neighbourhood Plan.

3 General Policies

3.1 Overview

The principal aim of the UK Planning System established by the National Planning Policy Framework (NPPF - 2012) is to contribute to the achievement of sustainable development. This is described by the NPPF as “change for the better, and not only in our built environment”. The 2018 NPPF summarises this as “meeting the needs of the present without compromising the ability of future generations to meet their own needs”.

The Neighbourhood Plan meets the policy intent of the NPPF as it is based upon a clear presumption in favour of sustainable development. The ethos and direction of the NPPF (2018) is also enshrined in the Neighbourhood Plan overarching framework.

The overall vision and objectives have been set out earlier in this Neighbourhood Plan. There are a number of general policies that cut across a number of themes identified within the Neighbourhood Plan. These include updating the settlement boundary for Quorn within which development will be supported, subject to provisions within the development plan (of which the Neighbourhood Plan will be a part) and building design.

3.2 Settlement boundary

In historical terms rural communities like Quorn have often been protected by the designation of a settlement boundary (also known as a village envelope or limits to development) adopted in a statutory Local Plan. With a settlement boundary in place development was directed to sites on the inside of the boundary, or outside of the envelope in certain circumstances (for example to provide affordable housing). The purpose of the new Neighbourhood Plan settlement boundary policy is to ensure that sufficient new land resources are available in appropriate locations to meet residential and commercial need to 2036.

A settlement boundary has been established for Quorn by Charnwood Borough Council in order to clarify where all new development activity is best located. The settlement boundary is used to define the extent of a built-up area of a settlement and distinguish between locations where development is acceptable in principle, such as in the main settlement, and where it would not be acceptable, generally in the least sustainable locations such as in the open countryside. Such unfettered and/or unsustainable growth in open countryside would risk ribbon or piecemeal development and the merging of distinct settlements to the detriment of the community and visual amenity of the built-up area.

The Neighbourhood Plan has therefore designated a Settlement Boundary for the built form of Quorn – as shown below in figure 2. This new Settlement Boundary updates and supersedes the existing settlement boundary used by Charnwood Borough Council as it

takes into account recent planning approvals and the site allocation proposed through the Neighbourhood Plan.

Within the defined settlement boundary an appropriate amount of development is acceptable in principle, although some sites within the settlement boundary are protected from development and all development will be required to take into account the policies within the Development Plan for Charnwood, including the Neighbourhood Plan. The overall approach is to focus development within the agreed settlement boundary to support existing services within the village and protect the open countryside setting of Quorn from inappropriate development.

In statutory planning terms, land outside a defined settlement boundary, including any individual or small groups of buildings and/or small settlements, is treated as open countryside.

It is both national and local planning policy that development in the countryside will be carefully controlled. It will only be allowed where it is appropriate to a rural location, such as for the purposes of agriculture, including (in principle) farm diversification, or if needed for formal sport, community and recreation uses or for affordable housing provision.

The Neighbourhood Plan strongly supports this approach to future growth because it has strong public backing and also because it will ensure that any development is focused in or adjacent to the built-up form of Quorn which has a wide range of services and facilities. The following strategic policy will also help to maintain the special and unique character and setting of Quorn and its identity as a successful stand-alone settlement.

The community through a series of questionnaires and other consultation events have expressed a clear desire to protect what is special about Quorn as a place for future generations. Its countryside setting and separation from the nearby town of Loughborough and village of Mountsorrel are seen as being of particular importance.

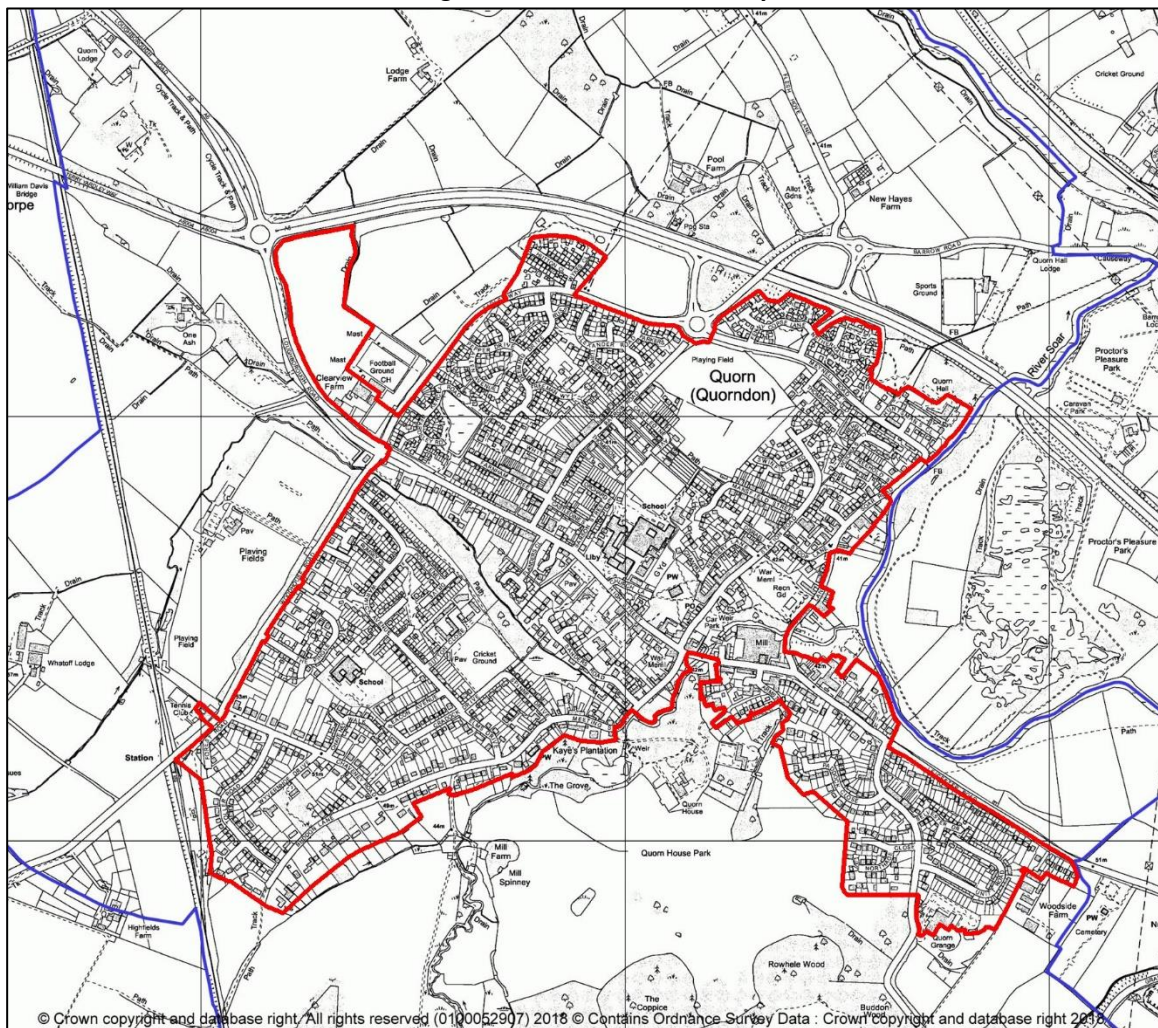
A specific methodology has been agreed through the extensive community consultation undertaken which is consistent with the approach adopted by Charnwood Borough Council.

Settlement Boundary Methodology:

In designating the settlement boundary, the following methodology has been applied:

1. The residential site allocation in the Neighbourhood Plan has been included within the settlement boundary;
2. Defined physical features such as walls, fences, hedgerows, woodland, gardens, streams, brooks, formal leisure uses and roads have been used as the defined boundaries. Isolated development which is physically or visually detached from the settlement has been excluded;
3. Non - residential land which is countryside, agricultural land, paddock, meadow, woodland and/or other green-field land has been specifically excluded.

Figure 2 – Settlement boundary



POLICY S1: SETTLEMENT BOUNDARY - Development proposals within the Neighbourhood Plan area will be supported on sites wholly within the settlement boundary as shown in Figure 2 (above) where the proposal fully complies with all of the policies in this Neighbourhood Plan.

Land outside the settlement boundary is treated as open countryside, where development will be carefully controlled in line with the provisions of this Neighbourhood Plan, local and National strategic planning policies.

Appropriate development in the countryside includes uses contained in para 55 of the 2012 NPPF (para 79 of the NPPF 2018) and Core strategy Policy CS11 and;

- Farm diversification for the viability of agriculture – (in principle).
- The provision of affordable housing, where the local need has been proven.

The provision of a formal recreation, community or sport use.

3.3 Design Guidelines relating to the Natural & Built Environment

The Neighbourhood Plan seeks to preserve and enhance the quality of Quorn's Natural & Built Environment and ensure that all future developments are sympathetic and designed to a high standard which embraces the design guidelines of the Quorn Village Design Statement (VDS).

Policy S2 incorporates the requirements of the long-standing Village Design Statement into the key principles set out in paragraphs 56 to 68 of the NPPF. The Guidelines in Section 5 are particularly important in the context of planning policy. They continue to be applicable to good design in the neighbourhood area. It is telling that one of the 12 core planning principles in the NPPF (paragraph 17) is '(always seek) to secure high-quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Accordingly, the Neighbourhood Plan fully endorses the Design Guidance provisions of the Quorn Village Design Statement which was prepared by and on behalf of local residents, fully consulted within the community and subsequently adopted by Charnwood Borough Council as a Supplementary Planning Document in October 2008.

Since then all proposed building works in the village from major new developments to minor alterations and extensions have been required to reference the provisions of the VDS as a material consideration in the determination of Planning Applications. However, this Supplementary Planning Document (SPD) has only advisory status and whilst planners may accord SPD provisions significant weight in determining consents, they cannot be regarded as prescriptive. As a constituent element of an approved Neighbourhood Plan, the design guidance provisions of the VDS will be accorded enhanced status as a part of a Development Plan document.

With this in mind, the Housing & Built Environment Task Group, a working group of the Parish Council Advisory Committee have reviewed the 2008 VDS and notwithstanding the passage of time consider that the design guidelines to each of 'The Village Context, Landscape Geology & Biodiversity, Settlement Pattern, Buildings & Spaces in the Village and Highways & Traffic' sections reflect current design issues and remain entirely relevant. As a design appendix it supports and illuminates policy directions within the Neighbourhood Plan.

The Buildings & Spaces section reviews 'architectural character in general'. This embraces analysis of the local vernacular, with examples of distinctive features including materials, chimneys, roofs and gables and windows and doors. In addition, together with the Settlement Pattern section the Building & Spaces section covers '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.

The VDS references the Quorn Conservation Area Character Appraisal prepared by Charnwood Borough Council in February 2008 which also sets out design principles for contextually appropriate development within the Conservation Area. The 'Character Appraisal' relates to the historic core of the village but provides additional historical

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information relevant to the wider settlement together with a schedule of Listed Buildings
(nationally & locally listed) and notes regarding their importance.

**POLICY S2: DESIGN GUIDANCE - New development 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.**

4. HOUSING

4.1 Overview

Charnwood Borough Council (CBC) is currently undertaking consultation on its new Local Plan to 2036. An element of the plan development has been the completion of a settlement hierarchy review. The review has confirmed Quorn as a Service Centre along with six other Settlements that have “all the essential and desirable services and facilities as well as access to employment opportunities, higher order services and a secondary school either within the settlement or in Loughborough or Leicester”.

Through the Adopted Local Plan, Quorn, along with other Service Centres, has no specific housing allocation. However, the 2018 CBC discussion paper ‘Towards a Local Plan for Charnwood’ identifies the need for between 8,100 and 15,700 additional homes in the Borough by 2036. Dwellings which achieve planning approval from April 2017 onwards will count towards this target.

The NPPF 2018 (para 66) addresses this issue as follows ‘Where it is not possible to provide a requirement figure for a neighbourhood area, the local planning authority should provide an indicative figure, if requested to do so by the neighbourhood planning body. This figure should take into account factors such as the latest evidence of local housing need, the population of the neighbourhood area and the most recently available planning strategy of the local planning authority’.

Draft Planning Practice Guidance supports this approach and says as follows ‘Where a local authority’s strategic policies do not include a housing requirement for a particular neighbourhood area, neighbourhood planning groups may request an indicative figure from the local authority if they wish to plan for housing. If, in exceptional circumstances, a local planning authority has been unable to provide an indicative housing requirement figure within a reasonable timeframe, then the neighbourhood planning group may need to determine a housing requirement figure for the designated neighbourhood area’. The draft PPG also states that this figure ‘... should be derived from the authority’s housing need figure and take into consideration relevant policies and evidence such as the spatial strategy (or the emerging strategy if indicative figures are being set), the Housing and Economic Land Availability Assessment, the population of the neighbourhood area and the role of the neighbourhood area in providing services’.

Locally, it is people’s aspiration to live in a home that meets their needs and those of their families and that are of good design, in the right location, affordable and with access to local services such as shops, schools and medical facilities.

An approach to establishing a housing target for Quorn was agreed with CBC in the process of preparing this Neighbourhood Plan.

This approach is based on providing new housing in Quorn to meet (and exceed) the minimum housing requirement for Charnwood as expressed in the emerging Local Plan. An allowance has been made for windfall development over the lifetime of the Plan (5 per annum) and account has also been made of those planning applications that have received approvals prior to the finalisation of the Neighbourhood Plan. The net figure taking these considerations into

Quorn Neighbourhood Plan Referendum Version final February 2019 account is 21 new dwellings up to 2036 (see supporting information ‘Calculating a housing target for Quorn’).

The site allocation identified in the next section will deliver a minimum of 75 dwellings. Significantly in excess of the CBC minimum requirement. A reserve site is also identified, to be allocated only if the final housing requirement for Quorn as determined in the emerging Local Plan once adopted exceeds the minimum requirement identified in the CBC discussion document and builds in flexibilities in the event that numbers change.

This will ensure that there is flexibility built-in to enable the Neighbourhood Plan to respond to future circumstances as yet unknown.

4.2 Residential site allocation

The respondents to the Quorn community questionnaire showed some concern that Quorn would be “swallowed up” by Loughborough and lose its individual character and appeal, becoming a suburb of the nearby university town. Substantial numbers of residential units have already been built and there are further planning approvals for development on the border of the Quorn parish within Loughborough.

As set out in section 4.1 above, the Neighbourhood Plan seeks to meet or exceed the minimum housing provision target required by CBC through a sustainable site assessment (SSA) process.

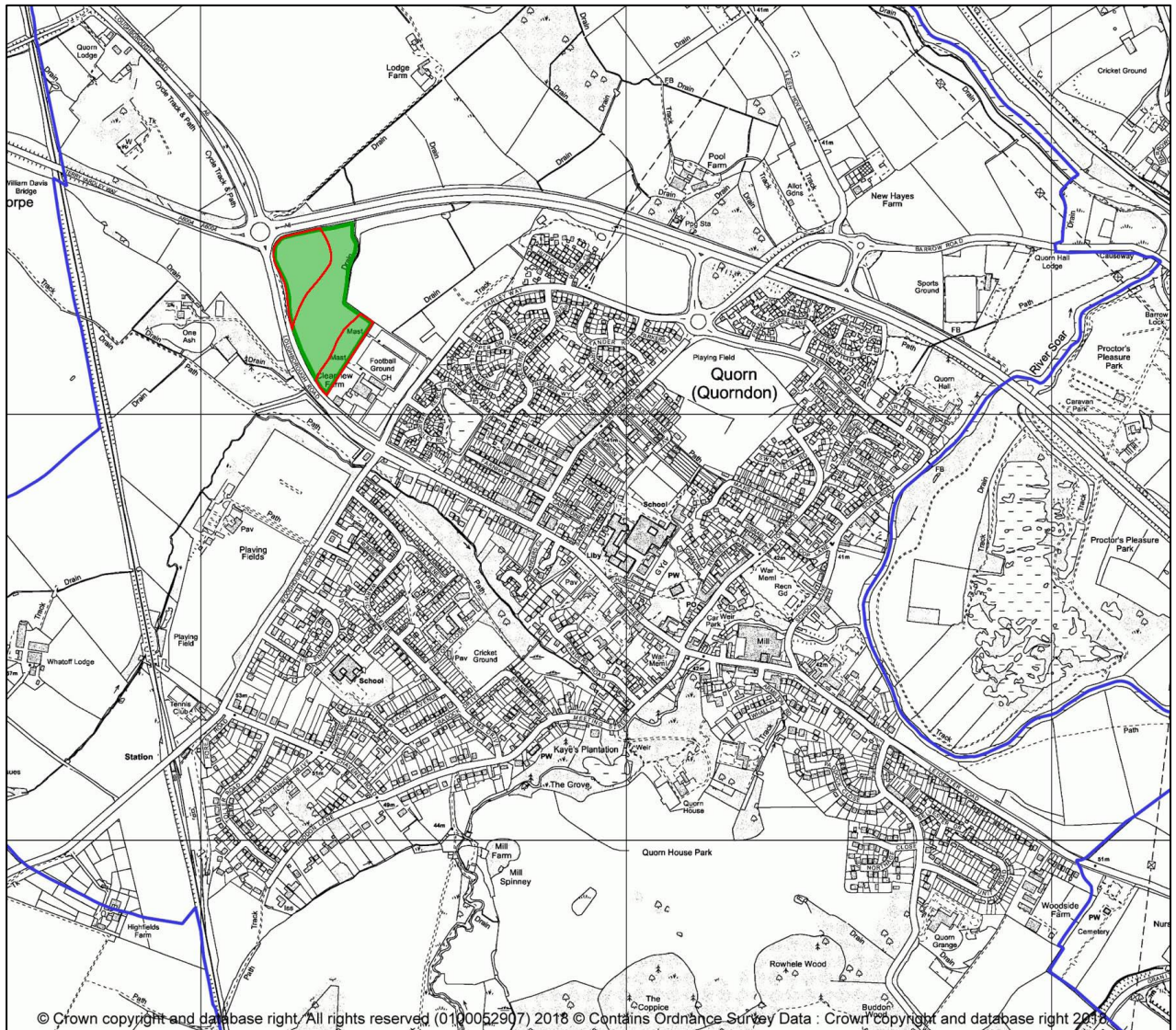
The outcome of the process is described in Appendix F (a) whilst the process of reaching an agreed housing target for Quorn is described in Appendix F (b). In total, 10 potential sites were assessed following a ‘call for sites’ to all landowners in the Parish. The following site is allocated through the Neighbourhood Plan, with the conditions agreed with the developer.

POLICY H1: RESIDENTIAL SITE ALLOCATION - 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:

- a) 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;
- b) The development takes appropriate account of surface water drainage and the existing drainage channels within the site and provides appropriate remediation measures where necessary.
- c) The development provides a satisfactory access to the highways network
- d) its design includes, as appropriate, sustainable drainage systems (SuDS) with ongoing maintenance provision, other surface water management measures and permeable surfaces;
- e) The badgers’ set is retained and harm mitigated;
- f) A play area to development plan standards is provided, located away from the main access point;
- g) Off-road car parking is to be provided in accordance with development plan standards.

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Figure 3 – allocated site



4.4 Housing Mix

As described in Section 2, Quorn’s population is ageing and there is evidence of under-occupancy in the Parish. Home ownership levels are high, and the majority of residential dwellings are detached, whilst the presence of four plus bedroomed properties exceed the Borough average.

The balance of the housing stock in Quorn, coupled with the level of under occupancy suggests a need for smaller homes of up to three bedrooms suitable for residents wishing to downsize, as well as providing homes for small families and those entering the housing market. Providing suitable accommodation for older residents will enable them to remain in the local community and release under-occupied larger properties onto the market suitable for growing families.

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 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

4.5 Affordable Housing

Affordable housing is defined in the NPPF (Annex 2) as “social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market”. The 2018 NPPF references ‘housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers)’ and identifies four elements – affordable housing for rent starter homes; discounted market sales housing and other affordable routes to home ownership. The PPG (2a-022) describes affordable housing need as being an estimate of “the number of households and projected households who lack their own housing or live in unsuitable housing and who cannot afford to meet their housing needs in the market.”

With average house prices too high for those on average incomes, housing affordability remains a key housing issue for the Parish and there is a clear case to meet local targets for affordable housing provision. The Charnwood Local Plan contains a requirement to provide 40% affordable units on-site for all developments with 10 or more dwellings.

The mix of affordable housing proposed within the Neighbourhood Plan is based predominantly on the available statistical data, the Leicestershire Housing and Economic Development Housing Needs Assessment (HEDNA), the Census 2011 data, a YourLocale produced Housing Needs report and Land Registry data (see appendix C). In addition the views and aspirations of residents obtained through various consultation exercises including open events and a community questionnaire have refined the policy proposals.

The Plan supports the provision of more affordable housing within Quorn. It is also felt that development should make provision for the increasing numbers and demand of older members of the population.

A strong theme from the statistical data and the local consultation activity has been to address the difficulty of young people, or poorer older people to be able to afford to live in the Parish. The entry point for market housing is simply too high at over £260,000 for a three bedroomed property (prices at April 2018).

It has been agreed to incorporate a local connection policy within the Neighbourhood Plan to help prioritise local people in the allocation of affordable housing. Similarly, consultation has highlighted the importance of any affordable housing being indistinguishable from homes for sale in any development. It is recognised that dispersing affordable units as individual dwellings throughout the development presents viability and management issues for registered providers and the policy therefore calls for clusters of affordable units to be dispersed. Clusters of up to six dwellings would help to ensure that the affordable housing is not specifically concentrated in any single area. This is captured in Policy H4. It reflects the size of new housing developments which are likely to come forward in the neighbourhood area in the Plan period. A degree of flexibility on the number of houses in any cluster may be appropriate where it might otherwise affect the overall viability of the site concerned and/or the ability and willingness of a social housing provider to manage properties effectively.

Discussions have been held with Charnwood Borough Council to ensure the affordable housing to be provided will play an important part in meeting the statutory housing needs requirements of the Borough.

POLICY H4: AFFORDABLE HOUSING PROVISION - Development proposals for new housing where there is a net gain of ten or more dwellings should provide at least 40% affordable housing or other figure within the Local Plan when Adopted.

The affordable housing stock should be made available as an integral part of the development, should be visually indistinguishable from the equivalent market housing on the site and should be provided as clusters of up to 6 dwellings dispersed throughout the development, subject to a registered provider being prepared to take the dwellings on if applicable.

If it is not possible to provide affordable housing on site, in exceptional circumstances it will be acceptable to provide funding in lieu of affordable housing on-site if this leads to the provision of additional affordable housing in the Parish.

The tenure mix should meet an identified local need as follows:

- **One third of units will be for social or affordable rent.**
- **One third of units will be for shared ownership provision.**
- **One third of units will be for low cost starter homes for sale.**

The provision of affordable homes for people with a local connection to Quorn will be supported. If there are no households with a Quorn connection, then the properties will be made available to other applicants on the Council's waiting list.

4.6 Windfall sites

A windfall site is defined in the NPPF (2012 and 2018) as one which has not been specifically identified as available through the local or neighbourhood plan process. The sites often comprise previously developed land that has unexpectedly become available. To help protect the nature of the Village character, development beyond the housing allocation described in H1 above will be restricted to windfall sites within the Settlement Boundary.

To meet the need for smaller dwellings, single unit developments will be of a suitable scale to the site but developments of two units will include at least one dwelling that is no more than three bedrooms in size.

The aim of this Plan is to create a vibrant approach to the Parish's development so supporting delivery on windfall sites is seen as a positive factor in supporting future managed growth.

POLICY H5: WINDFALL DEVELOPMENT - Small residential development proposals within the Settlement Boundary will be supported where they are well-designed, and comply with the relevant requirements set out in other policies in the Development Plan 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 neighbouring occupiers by reason of loss of privacy, loss of daylight, visual intrusion or noise.**

5 Environment

5.1. Introduction

5.1.1 Environmentally significant characteristics of the Plan Area

This section of the Neighbourhood Plan seeks to safeguard the environmental sites and features of Quorn that are both *significant* (for their biodiversity, history, etc.) and *valued* by local people. It also deals with broader environmental matters impacting on the parish and its residents, including rights of way, flood risk, energy generation and environmentally responsible development.

Quorn has a combination of features which uniquely characterise its natural, historical and social environment:

- Straddling the landscape transition between the rocky, upland of Charnwood Forest and the broad floodplain of the River Soar
- Significant historic landscapes and features surviving among industrial, quarrying and residential sites
- Important range of natural environment sites and areas, most being a secondary result of the parish's centuries of human activity

The Plan aims to protect as much of the parish's characteristic environment as is compatible with sustainable development, as defined in the National Planning Policy Framework (2012). Environmental protection should cover enough of the Plan Area to protect a viable network of natural habitats and a coherent representation of parish history, both for their inherent value and for the enjoyment of local people.

5.1.2 Landscape and geology

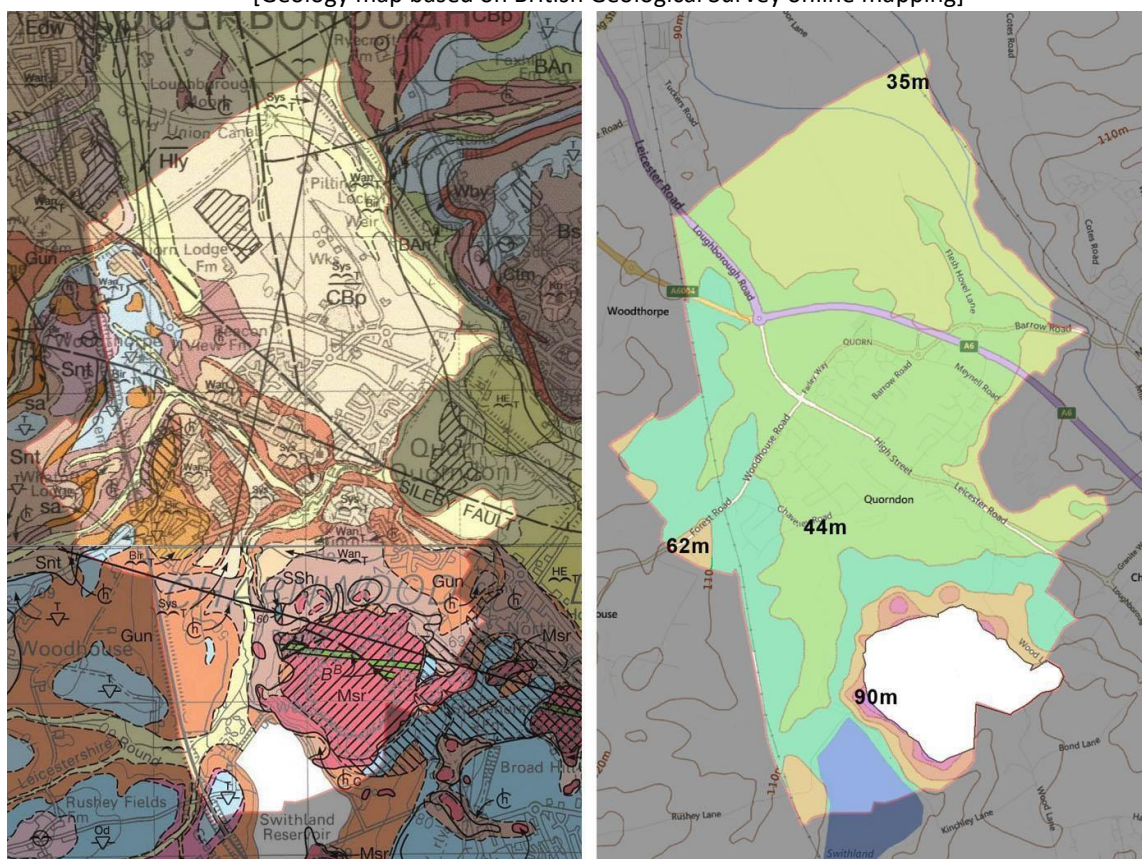
Quorn is characterised by two distinct landscapes. West, the land rises toward the mini-upland of Charnwood Forest, with its ancient rock outcrops and stone-walled fields, while south is dominated by the granodiorite massif of Buddon Hill and its roadstone quarry; in contrast, north is the floodplain of the broad, flat, Soar valley, an area of wet grazing meadows (originally marshland) from much of which sand and gravel was extracted in the 20th century. The historic village was located where the two landscapes met (and close to the river), to take advantage of the benefits offered to medieval people by both; the modern settlement has spread into both areas and is, to some extent, constricted by the geographical realities of both.

The far west of the parish rises to 62m; the summit of Buddon Hill (currently avoided by quarrying) is at 90m. The centre of the village lies at about 45m while the lowest part of the floodplain, where the river Soar leaves the parish, is at 35m.

The different landscapes and topographies are the result of a southwest/northeast split in the geology of the Plan Area. Hard, resistant Precambrian and Devonian rocks outcrop in the southwest, but directly beneath Quorn village a geological fault of major local significance means the hard rocks have dropped (relative to Charnwood Forest) as much as 1km downwards on the northeast side, where younger, softer rocks have accumulated over the millions of years since the fault was active. The effect is clearly seen in the geological map (Figure 4 below). The Soar valley occupies the easily-eroded ground directly northeast of the fault-line.

The natural and human landscapes of the two halves of the Plan Area – vegetation, wildlife, agriculture, building styles, industry, and more – are different because of the different rocks beneath them, and these two characteristic landscapes are the basis for the policies and site protections in this section of the Plan.

Figure 4: (left) geology and (right) topography of the Plan Area
[Geology map based on British Geological Survey online mapping]



5.1.3 Historical environment

Although humans have lived in the area now occupied by Quorn since prehistoric times – as evidenced by occasional finds of Paleolithic to Neolithic stone artefacts and by the Bronze Age – Iron Age settlement on the site of Mountsorrel Quarry (Buddon Wood), the earliest ‘town’ was of Romano-British age. It occupied an elongated site at the east end of modern Quorn, close to the place where the prehistoric ‘salt way’ crossed the River Soar.

The present settlement does not appear in Domesday Book (1086), and the place-name is apparently based on the Old English (Anglo-Saxon) name for the prominent hill (Buddon Wood/Mountsorrel Quarry); perhaps there was a ‘dark ages’ settlement on the hill, a continuation of the Iron Age site mentioned above. Clearly the hill was an important source of stone for quern-making at this time – it is possible that the original quern-making settlement was called Buddon (Old English personal name + ‘dun’ = hill). Medieval Quorndon, on the ‘modern’ site, presumably adopted the Quorndon name – perhaps because of its quern-making fame - when a number of scattered small settlements and farms coalesced into one ‘nucleated’ township in the early medieval period. After the Norman Conquest, the area formed part of the extensive Manor of Barrow a large parish.

The first settlement in Quorn dates from early 12th century and St Bartholomew’s United Church also dates from this period. The early development and prosperity of the medieval village relied mainly on farming, based on its open fields, meadows and common land with its own system of open fields.

The village's economic mix of farming worked on the open field system carried on until Enclosure in 1762, this had a profound effect on the local landscape, small hedged fields replaced the open fields, and on the local economy as the landowners were able to convert former arable land into more profitable pasture land for the rearing of livestock. At this time the Leicester Road and High Street had become part of the turnpike ultimately connecting London with the North West and Quorn was able to develop as a staging point, providing coaching inns, stables and other businesses to serve the travelers.

The parish remained largely pastoral with industry and manufacture (quarrying, lace-making, framework knitting), combined with the proximity of the navigable river Soar, explains the characteristic buildings mix of old and new, trade, residential and industrial in the village.

In the late 19th century Quorn developed as a dormitory for the more affluent whose work was in neighbouring towns. The building of Victorian and Edwardian villas along Loughborough Road marked the start of change and the transfer to commuter settlement was given further impetus by the arrival of the Great Central Railway in 1898, providing improved access to all parts of the country and large houses were built on plots convenient for the station. Quorn became an attractive residential village and new housing sites have continued to be built. Recent trends have seen property extensions and garden sell offs.

The present Conservation Area reflects the basic historic street pattern that had been established because of the local topography and the historic development.

5.1.4 Natural environment

The diversity of landscapes and historical land uses in Quorn gives its open countryside, and some parts of the built-up area, a good range of habitats and associated biodiversity. These habitats include floodplain grazing meadows, riparian and streamside habitats, low-improvement grassland, woodpasture/parkland, woodland, old hedgerows, quarries and open water. The quarries are also of high geological interest. A number of bird species have been recorded in the parish, as well as mammals (bats, otters and water voles), reptiles, amphibians, fungi, and a wide range of flowering and non-flowering plants.

5.1.5 Existing environmental designations

The parish is located in parts of two **National Character Areas** (NCAs, defined by Natural England for planning purposes): NCA 69 *Trent Valley Washlands* and NCA 73 *Charnwood*. There are 33 **Listed Buildings** and one **Scheduled Monument**, one parcel of Registered Common Land, several further sites of historical significance with surviving above-ground features (Historic England *Heritage Gateway* mapping and Leicestershire & Rutland *Historic Environment Records*), 2 **SSSIs** (in 6 sections), one **Site of Importance for Nature Conservation** (SINC), some 35 areas of **Priority Habitat** (as defined and mapped by Natural England), and several potential or designated **Local Wildlife Sites** (LWS, identified in a *Phase 1 Habitat Survey* carried out for CBC in 2012).

5.2. Evidence base

5.2.1 Environmental inventory

An environmental inventory (Appendix G) of Quorn parish was carried out between November 2017 and February 2018. The work comprised two elements:

- Review of all existing designations and available information, and
- Fieldwork to identify sites and features of natural and historical environment significance in the context of the Plan Area.

The review compiled information from many sources, including:

- DEFRA
- Natural England
- Historic England
- Leicestershire & Rutland Historic Environment Records
- Leicestershire & Rutland Environmental Record Centre records (biodiversity and geology)
- Environment Agency
- British Geological Survey
- Old maps (Ordnance Survey, manuscript)
- British History Online
- Local history and archaeology publications
- Local knowledge

The fieldwork reviewed open and currently undeveloped land in the Plan Area, and significant species, habitats, landscape characteristics, earthworks and other extant features were checked. This data, along with all relevant site-specific information from the existing information review, were mapped and tabulated, and each site was scored and evaluated using the nine criteria for Local Green Space selection in the *National Planning Policy Framework 2012*:

Fig. 5. Environmental inventory scoring system used in the Plan

Criterion (NPPF 2012/18)	Score range			Notes
	0	1-3	4	
ACCESSIBILITY	0	1-3	4	e.g. private, no access (0) – visible from public place – accessed via PRoW – fully open to the public (4)
PROXIMITY / LOCAL	0	1-3	4	Distant (0) --- fairly near to --- adjoins (3) or is within (4) settlement
BOUNDED	0	1-3	4	Individual parcel of land (not an undefined or large area)
SPECIAL TO COMMUNITY	0	1-3	4	Opinion of local people e.g. via questionnaire or at consultation events
RECREATIONAL / EDUCATIONAL USE	0	1-3	4	Actual or potential, informal sports, dog-walking, Forest School use, informal or official open space, etc.
BEAUTY (including views)	0	1	2	Subjective, relative (give justification); use consultation map results
TRANQUILITY	0	1	2	Subjective, relative (give justification)
HISTORICAL SIGNIFICANCE	0	1-3	4	Extant, visible evidence. Number of periods/features/records etc. / Relevant existing designations (Historic Environment Records)
WILDLIFE SIGNIFICANCE, GEOLOGY	0	1-3	4	Richness of species and habitats (Priority (BAP) spp. / Priority habitats) / relevant existing designations (Habitat Survey, Local Wildlife Sites / site of geological/industrial history significance)
[Maximum possible score]			32	

5.2.2 Environmental protection in the sustainable development of Quorn

In the National Planning Policy Framework, the *natural and historical environment* is acknowledged to be an essential component of *sustainable development*; as such it should be given equal weight in a balance against social and economic growth, including new development, when Planning matters are being determined.

This section identifies land and features of environmental significance in Quorn. It includes policies to protect the best from loss or damage by allocating them to categories based on their type, importance, function (as community assets, for example) and intrinsic value.

The levels of protection afforded by the Policies in this chapter are summarised in the supporting information.

Care was taken during preparation of the Plan to ensure that the policies (and the sites and areas of environmental significance covered by them) were not unduly restrictive on development during the Plan's lifetime. Thanks in part to the substantial area of existing statutory and nationally-recognised environmental protections, only 5.7% (approximately) by area of the currently open land in the parish has been newly earmarked for environmental protection. Local designations are an important component of the powers delegated to communities through Neighbourhood Planning, and local sites and features should not be deemed less eligible for protection because of the amount of higher-level protection in the Plan Area.

Total area of Plan Area = 830 ha

Statutory or nationally recognised designations for environmental protection: 162 ha (**19.5%**)

Additional environmental protection proposed in this Plan: 48 ha (**5.7%**)

Total area of environmental protection in Plan Area = 210 ha (**25.3%**)

Village and other developed areas (not SSSI) + 100m allowance for future expansion = c.220 ha

Area proposed for environmental protection within this = 11 ha (**5%**)

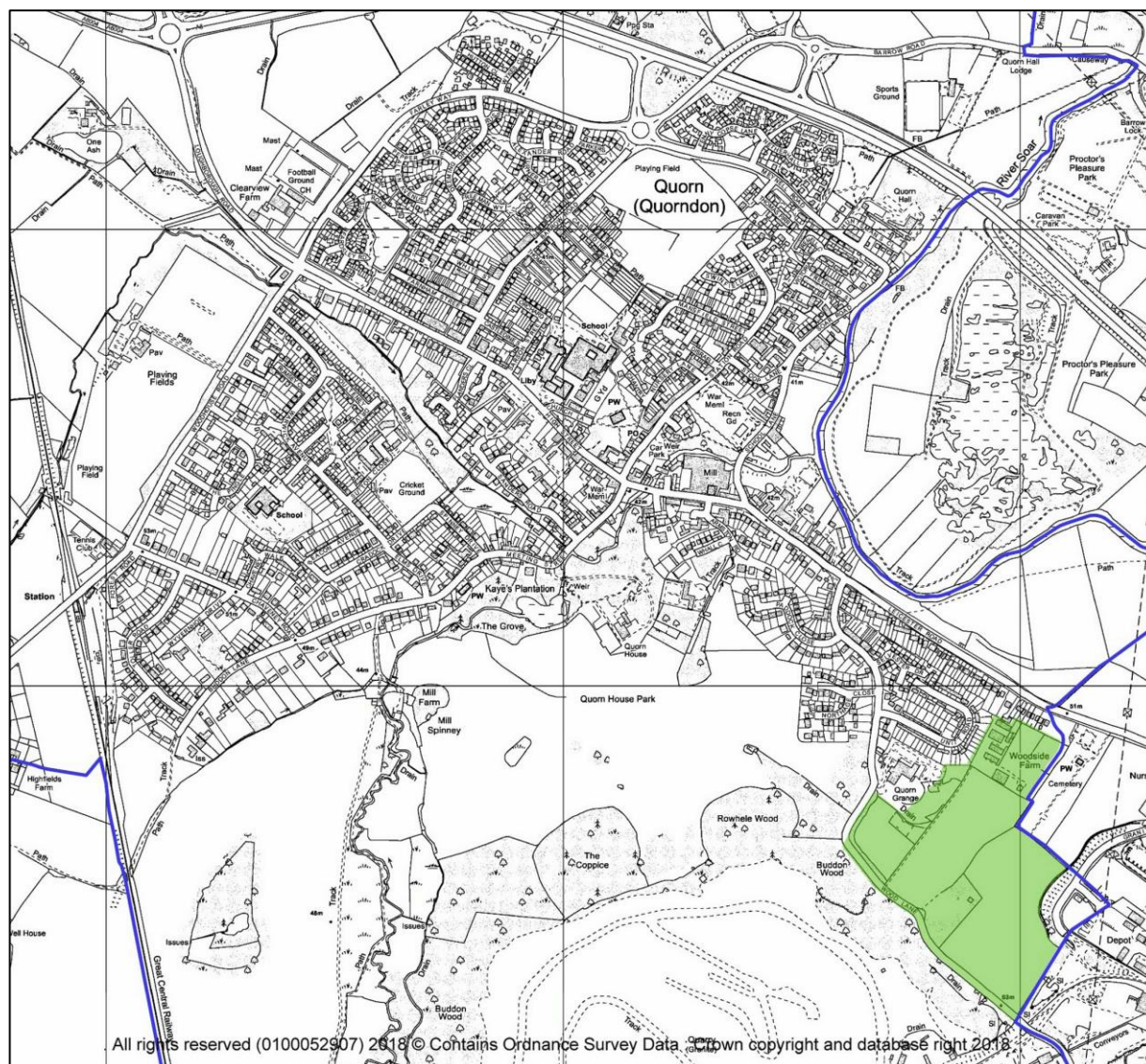
5.3. Site-specific policies

5.3.1 Area of Separation

Quorn and Mountsorrel are separated by a gap of only two fields (c.200m) in the area of ribbon development along Leicester Road southeast and northwest from the two villages. A very strong wish to retain the separate geographical identity of Quorn has been expressed in community consultation responses, including the questionnaire (ref). Charnwood Borough Council policy recognises the importance of this Area of Separation, and this Neighbourhood Plan endorses the CBC proposal.

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Because Quorn Neighbourhood Plan is not empowered to designate an Area of Separation beyond its Plan Area boundary, the area in Mountsorrel shown on the CBC map, including a cemetery and other currently undeveloped fields, is supported in the accompanying Community Action.



POLICY ENV 1: AREA OF SEPARATION – To retain the physical and visual separation between Quorn and Mountsorrel, 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.

5.3.2 Local Green Space

Over 90% of residents (questionnaire responses) support the principle of protecting the best of Quorn’s environment through Local Green Space designation.

Of the approximately 220 parcels of open and undeveloped land in the parish, 85 were identified as having notable environmental (natural, historical and/or community) features. These sites were scored, using the nine criteria for Local Green Space designation noted in the *National Planning Policy Framework 2012* (see above for the criteria and scoring system adopted for this Plan).

Three sites score 75% (24/32) or more of the maximum possible and are also appropriate for Local Green Space designation. Site 995 is already (in part) protected as a burial ground, the others exceed the essential requirements for designation as Local Green Space as outlined in the National Planning Policy Framework 2012 paragraph 77 (paragraph 99 in the 2018 NPPF). Their statutory protection will ensure that these most important places in Quorn’s natural and human environment are safe for future generations.

Ref.	EVIDENCE	NPPF (2012 and 2018) ELIGIBILITY									
		Access /4	Proximity /4	Bounded /4	Special /4	Rec/Ed /4	/ 2s w ei	Tranq. /2	History /4	Wildlife /4	TOTAL
995	<p>Churchyard of St. Bartholomew’s Church</p> <p>Churchyard on elevated site (likely to be of pre- or early-Christian origin) surrounded in part by retaining wall of Mountsorrel stone.</p> <p>Provides <i>setting</i> for Church and adjoining Farnham Chapel, Listed grade 1.</p> <p>Managed and rough grass, graves (headstones include Swithland Slate with fine carving), ornamental trees and shrubs.</p> <p>CBC OSSR site; a tranquil refuge in the village, also used as an informal public garden. (it’s the churchyard and adjoining flowerbeds/seating)</p> <p>Bats, birds (BAP species) and invertebrates.</p>	4	4	4	4	3	2	2	4	3	30

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St Bartholomew's churchyard



Ref.	EVIDENCE	NPPF (2012 and 2018) ELIGIBILITY CRITERIA									
		Access /4	Proximity /4	Bounded /4	Special /4	Rec/Ed /4	/ 2s w ei	Tranq. /2	History /4	Wildlife /4	TOTAL
101	<p>Barrow Slabs</p> <p>Open field, known as 'Barrow Slabs' because it is crossed by a paved footpath, originally slabbed. Mature native trees and rough grass either side of the path. Well-used by walkers and cyclists. Bounded by wire fence and mature hedgerow along Barrow Road, and the River Soar on the other side and across/under Barrow Road. Accessed near the bridge over Barrow Road, and from a footbridge over the A6 (bypass) from the built part of Quorn.</p> <p>Contributes to CBC Core Adopted Strategy Policy CS12 by providing a link between the community of Quorn and the River Soar (River Soar and Grand Union Canal Strategy).</p>	4	3	4	4	3	2 >	1	3	3	27
<p>Barrow Slabs:</p>											

Quorn Neighbourhood Plan Referendum Version final February 2019



view northeast from the road bridge, summer 2018



View southwest along the river, March 2018


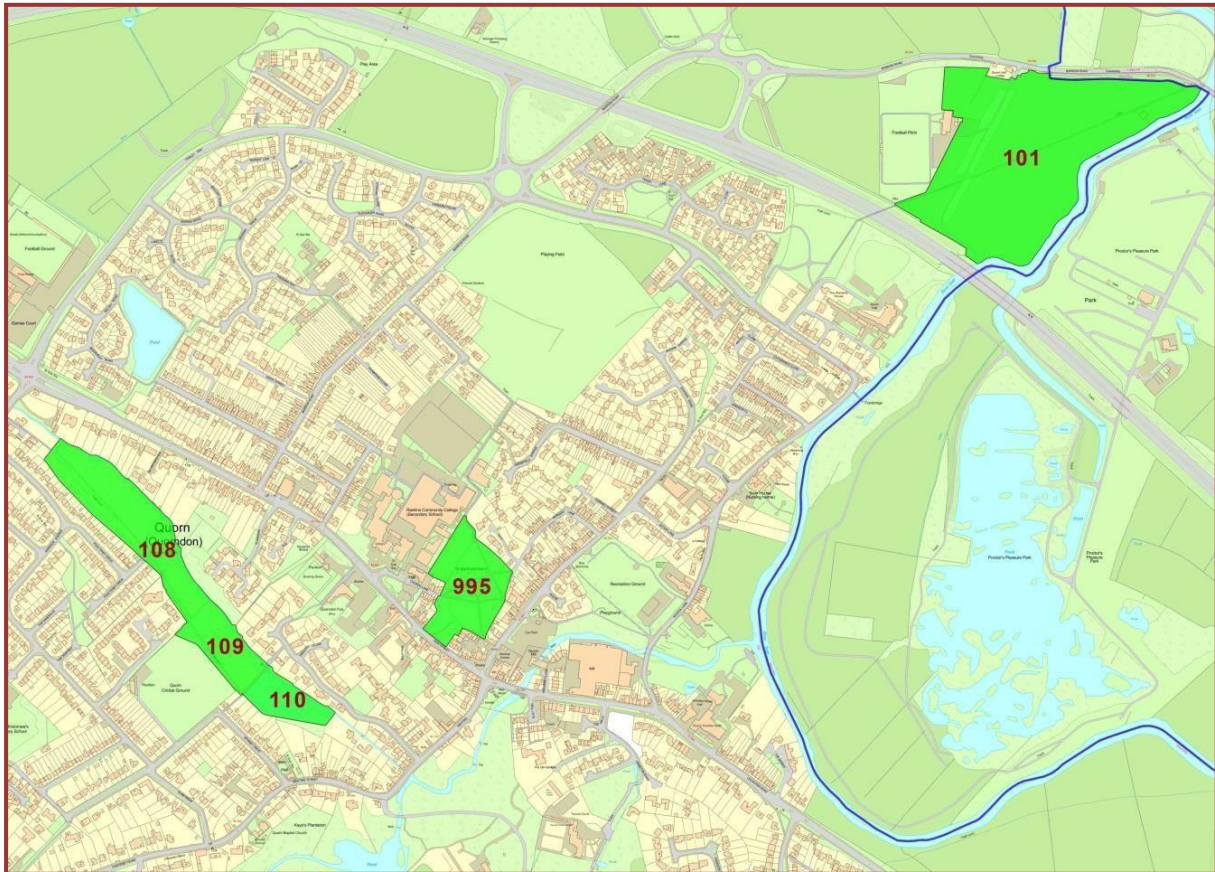
Ref.	EVIDENCE	NPPF (2012 and 2018) ELIGIBILITY CRITERIA										
		Access /4	Proximity /4	Bounded /4	Special /4	Rec/Ed /4	/ 2s w ei	Tranq. /2	History /4	Wildlife /4	TOTAL	
108 109 110	<p>Tom Long’s Meadow. Divided by bridge over the stream/flooded land running over part of the field, which leads to Elms Drive. Divided off from field 108.1 by a paved footpath and bounded by wire and wooden fencing. <i>Priority Habitat</i>, Important wet meadows and marsh site. High local significance for birds, bats, invertebrates (Lepidoptera, Orthoptera, etc.) and meadow and marsh flora.</p> <p>CBC OSSR site, managed by QPC.</p>	3	4	4	3	3	2	V	1	2	3	25
												



Fig. 7 Local Green Spaces



POLICY ENV 2: LOCAL GREEN SPACE – The following sites are designated as Local Green Space

Churchyard of St. Bartholomew's Church (inventory site 995) (also CBC OSSR site (ref)

Barrow Slabs (101)

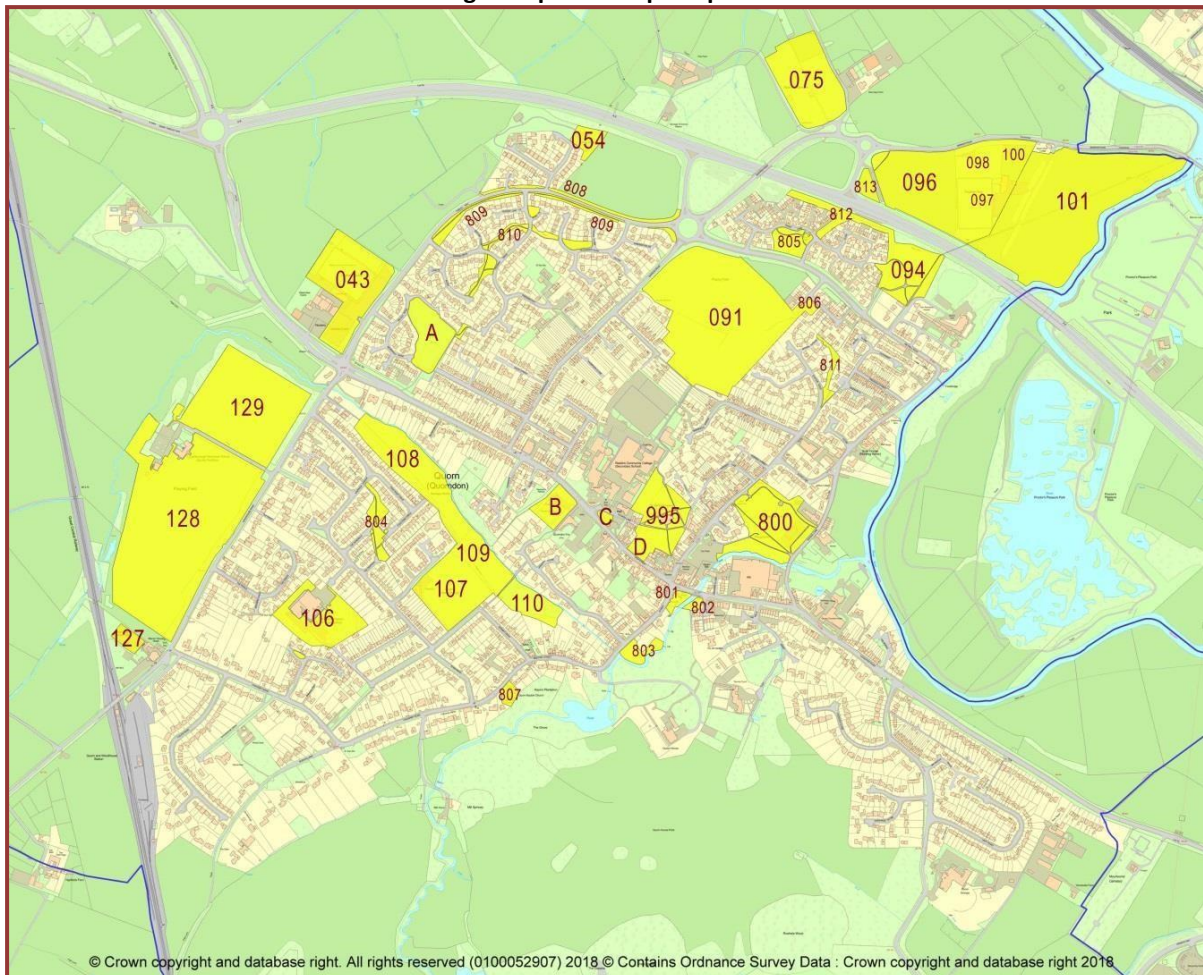
Tom Long's Meadow (108/109/110)

Development on the local green spaces will not be supported other than in very special circumstances.

5.3.3 Important Open Spaces

A further group of sites scored highly in the inventory (scoring at least 75% of the possible total under the relevant criteria) for their community value. They have been identified in fieldwork, community consultations and in Parish records; and most are existing Open Space, Sport & Recreation (OSSR) sites as listed in the *Charnwood Open Spaces Strategy (2013-2028)*.

Fig. 8 Important Open Spaces



In Quorn these sites have been allocated to the following CBC OSSR categories:

- Parks and gardens
- Natural and semi-natural urban green spaces
- Amenity green space
- Provision for children and young people
- Outdoor sports facilities
- Allotments, community gardens and urban farms
- Cemeteries, disused churchyards and other burial grounds
- Civic spaces

These sites' value, as open space *within and close to the built-up areas* and for their value as formal or informal community assets, is recognised in the Community Action described in Section 9 (Env 2).

5.3.4 Sites of natural environment significance

A group of inventory sites scores highly for 'wildlife' but, because their community value scores are not high enough they do not qualify for Local Green Space designation. The features for which the identified sites have been selected and notified are listed in the environmental inventory (Appendix G). The map (fig. 9) shows their locations.

The natural environment sites comprise a) SSSIs, b) Regionally Important Geological Sites (RIGS), c) Local Wildlife Sites (Charnwood Borough Council or Leicestershire County Council data), d) sites mapped by Natural England as Priority Habitat or as other Biodiversity Action Plan habitats, e) group Tree Preservation Order sites, f) sites where Priority Species (species of conservation concern, BAP species) have been recorded as breeding or as regular visitors and g) other sites identified during the inventory process as being of high biodiversity significance in the context of the Plan Area.

Together, these sites are regarded as essential for biodiversity conservation in the Parish, in conformity with NPPF 2012 paragraphs 109 and 113 (Section 15 in the 2018 NPPF).

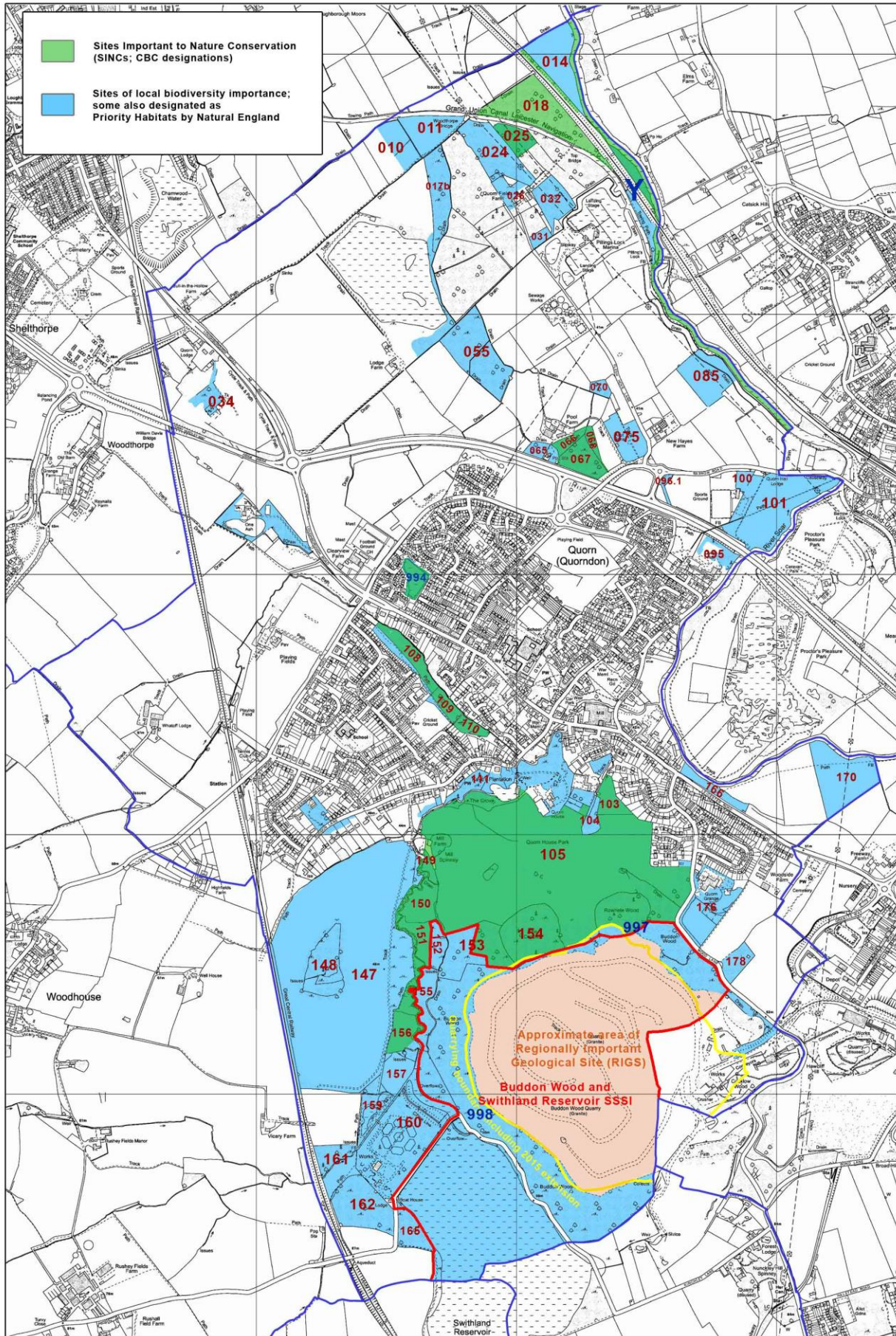
Trees, woodland and hedgerows are a scarce habitat in Quorn; examples that do survive have disproportionate biodiversity and landscape value and should be protected wherever possible or replaced (by new planting, properly maintained) where not. The Quorn Parish Council Tree Management Policy (2018) will apply to all woodland, trees and hedges on its land and property.

POLICY ENV 3: SITES OF NATURAL ENVIRONMENT SIGNIFICANCE - Development proposals that affect sites of natural environment significance shown in Figure 9 will be expected to protect the identified habitats and/or species, according to their status, and to give appropriate weight to the contribution they make to the wider ecological network. Development proposals should demonstrate that the need for, and benefits of, the development clearly outweigh the ecological loss.

POLICY ENV 4: TREES, WOODLAND AND HEDGES – Development proposals that have an unacceptable adverse effect on trees, woodland and hedges of environmental (biodiversity, historical, arboricultural) significance, or of landscape or amenity value, will not be supported. New development should be designed to retain such trees and hedges wherever possible. Where the loss of trees and hedges cannot be avoided, developers 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.

Fig 9 Sites of natural environment significance



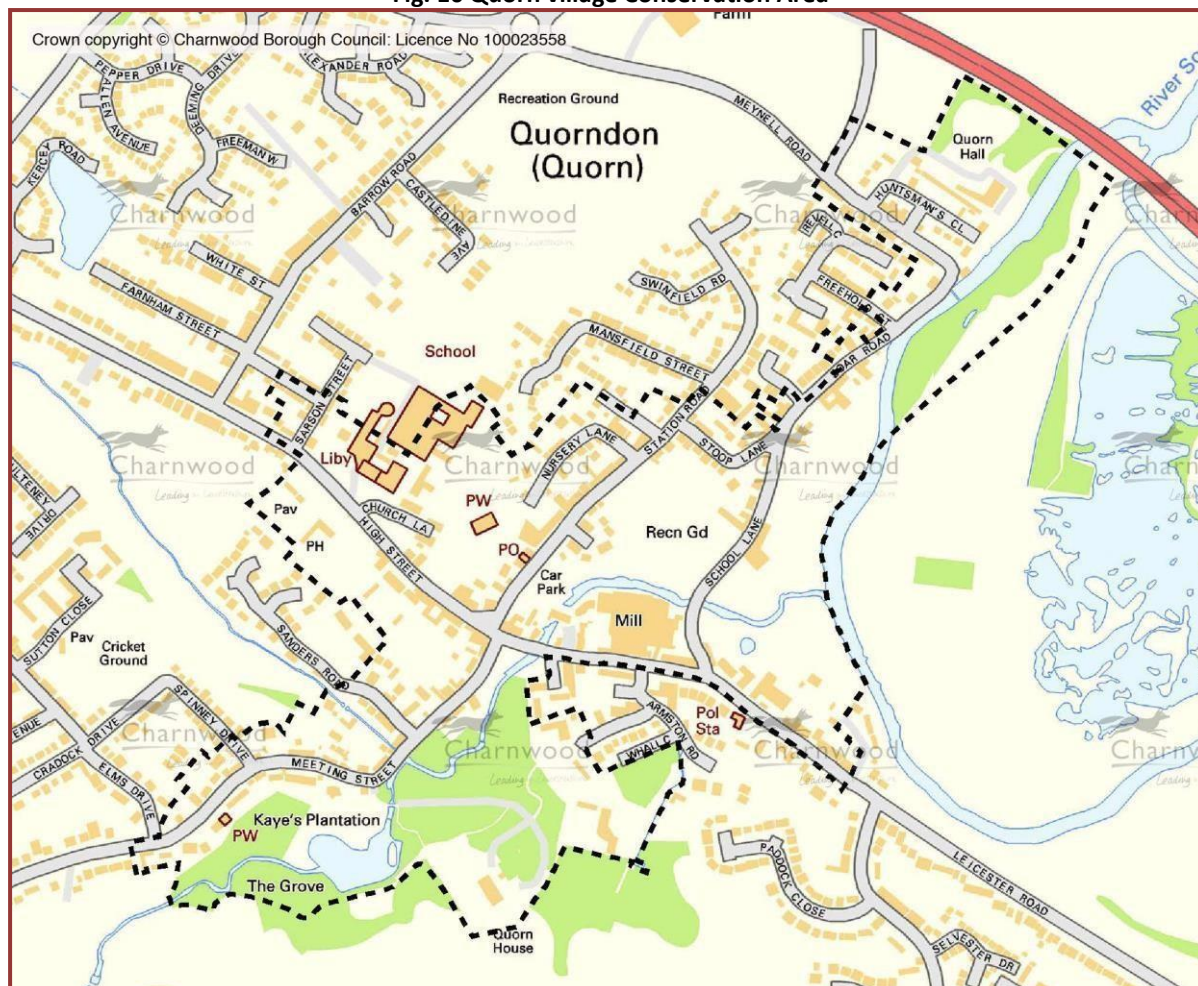
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5.3.5 Sites and features of historic environment significance

5.3.5.1 Conservation Area

The historic core of the village has been designated as a Conservation Area since 1977 and was extended in 1991. The Planning conditions applying to development and other proposals in this area are set nationally and the Plan includes the map here for information only.

Fig. 10 Quorn village Conservation Area

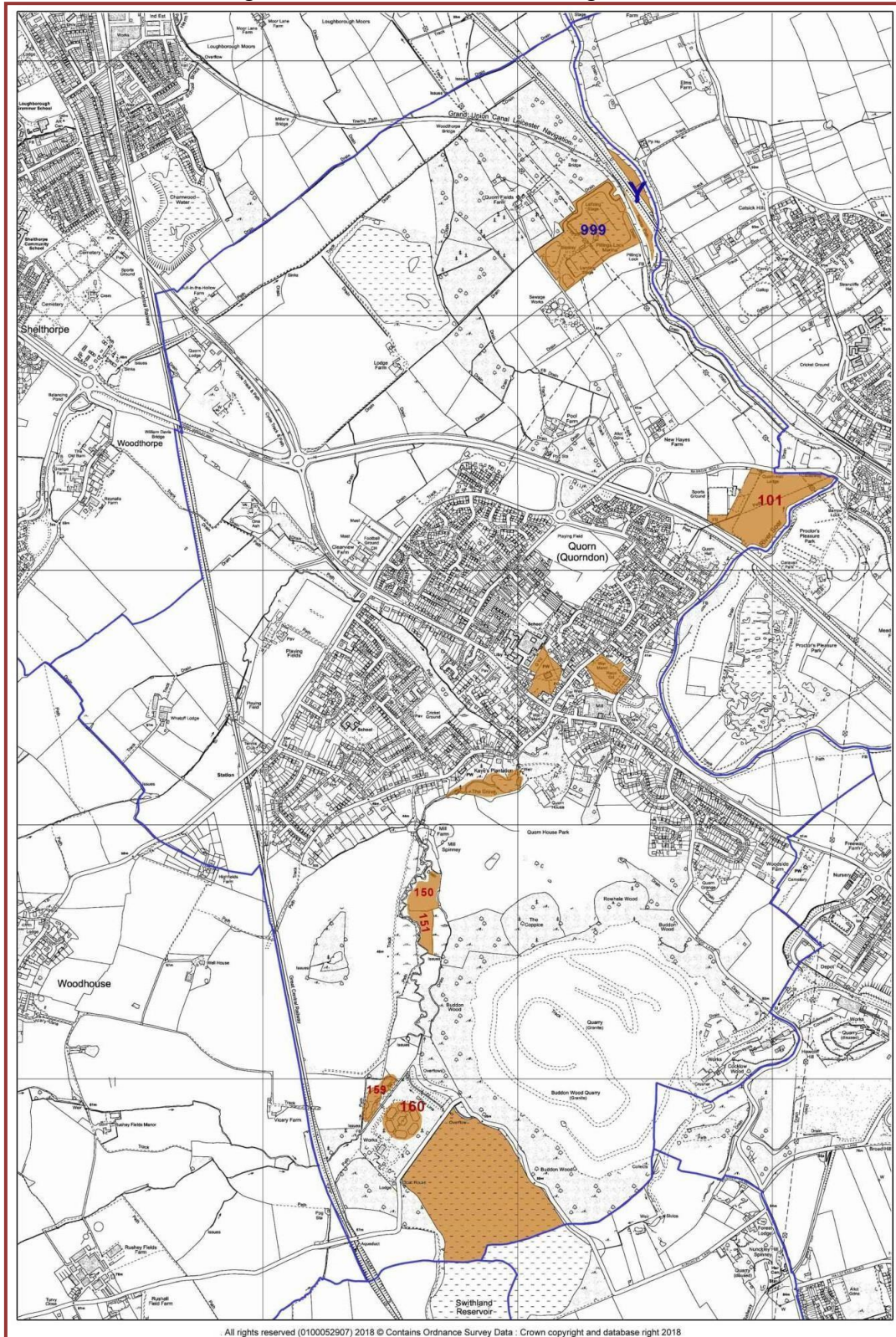


5.3.5.2 Sites of historic environment significance

A group of inventory sites scores highly for 'history' but, because their community value scores are not high enough they do not qualify for Local Green Space designation. The features for which the identified sites have been selected and notified are listed in the environmental inventory (see Appendix G). The map below shows their locations.

The historical environment sites comprise all parcels of land of known local history significance (Historic England; Leicestershire & Rutland Historic Environment Records; local knowledge) which have extant, visible expression in the landscape or are proven buried archaeological sites. They are essential for the preservation of Quorn's historical and cultural heritage.

Fig. 11: Sites of historic environment significance



POLICY ENV 5: SITES OF HISTORIC ENVIRONMENT SIGNIFICANCE – Development proposals that affect the sites of historic environment significance shown in Figure 11 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. 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.

5.4. General environmental policies

5.4.1 Biodiversity, wildlife corridors and habitat creation

Wildlife in Quorn is important for many reasons; it has intrinsic value and local people take pleasure from their natural surroundings. Well-functioning ecosystems are vital for a healthy environment and contribute to residents' physical and mental health and wellbeing.

Key natural habitats and species that are essential considerations for conservation of biodiversity are often termed *Species or Habitats of Principal Importance*¹ or are listed as 'Priority' in the Local Biodiversity Action Plan for Leicestershire and Rutland². Areas of particular significance are designated nationally as Sites of Species Scientific Interest (SSSI) or locally as Local Wildlife Sites (LWS) or potential Local Wildlife Sites (pLWS). Protection of these sites, habitats and species is reflected in this Plan through policies intended to reinforce the protection afforded elsewhere by the Planning system.

Biodiversity enhancement is supported by the National Planning Policy Framework and by Policy CS13 of the *Charnwood Local Plan 2011-2028*. In consultation for preparation of this Plan, an overwhelming 97% of respondents supported biodiversity protection.

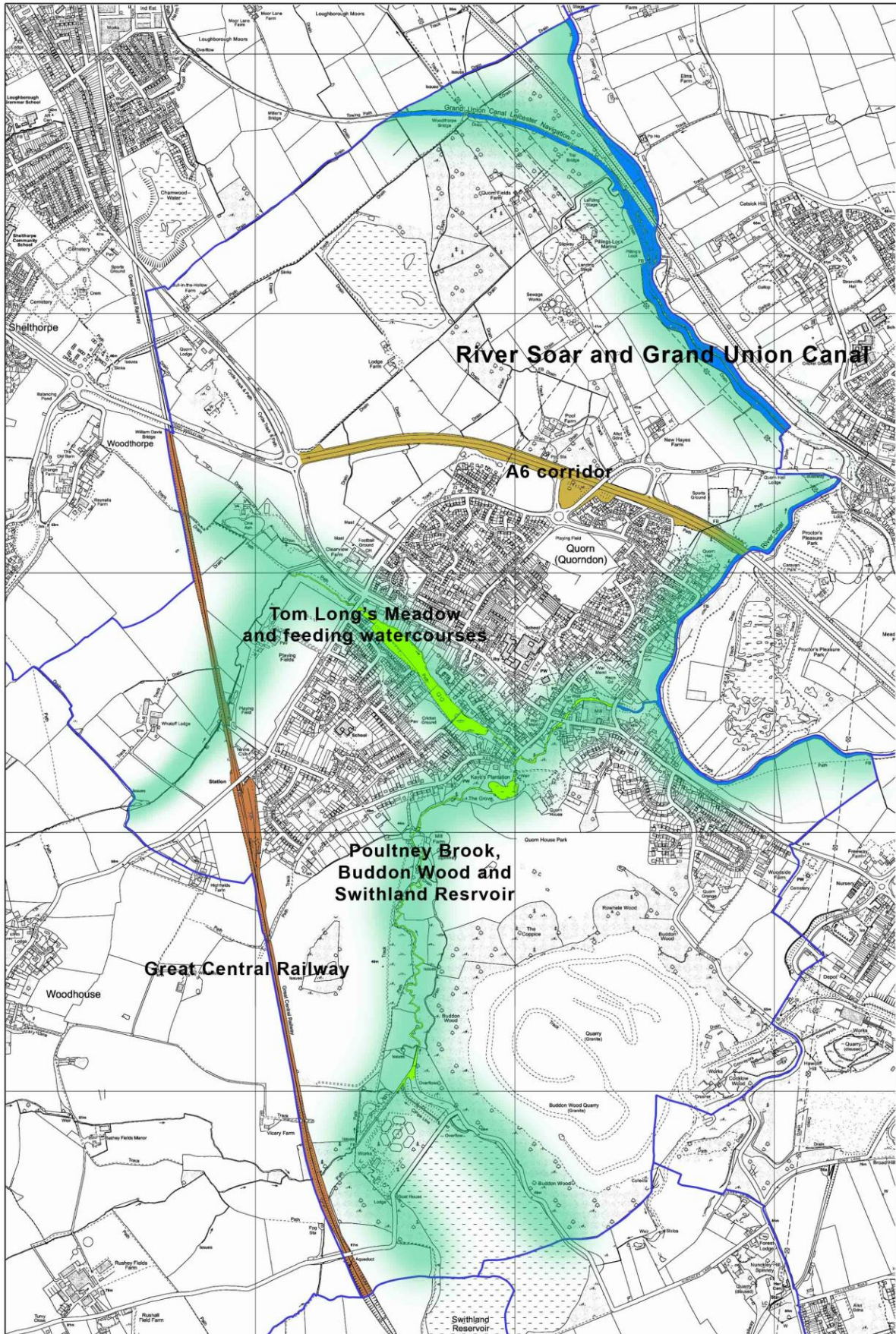
POLICY ENV 6: BIODIVERSITY - Development proposals should not damage or adversely affect sites designated for their nature conservation importance (SSSI, RIGS, LWS), or Priority Habitats, Species of Principal Importance (species of conservation concern) or their key habitats, or other statutorily protected species.

The protection and enhancement of the identified significant features of sites shown in figure 11 as "other sites of historic environment significance" and detailed in the Environmental Inventory will be supported unless the need for, or the benefits of, the development in that location clearly outweigh the loss⁴.

¹ <http://www.legislation.gov.uk/ukpga/2006/16/contents>

² http://www.lrw.org.uk/media/uploads/miscellaneous/space_for_wildlife_2010-2015_2011_revision_.pdf

Fig. 12 Wildlife corridors



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Wildlife corridors are green links through the landscape that provide routes for the dispersal and connection routes of flora and fauna between habitat sites and populations. Trees, hedgerows, watercourses, field margins and swathes of vegetation such as species-rich or rough, unmanaged grassland and scrub can all provide important links and it is important that development not only complements wildlife corridors, but respects and expands any other habitat and natural features that serve this connective function. This Plan identifies three significant wildlife corridors and two further linear features with high wildlife connectivity value:

River Soar & Grand Union Canal Corridor (part of that identified in CBC *Strategy* of the same name, 2009)

Poultney Brook and Buddon Wood

Tom Long's Meadow and its feeding watercourses

Great Central Railway

A6 Quorn- Mountsorrel Bypass

POLICY ENV 7: WILDLIFE CORRIDORS AND HABITAT CONNECTIVITY – Development in the Plan Area should protect and enhance the identified wildlife corridors (fig. 12) and other potential habitat links. 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.

5.4.2 Important views

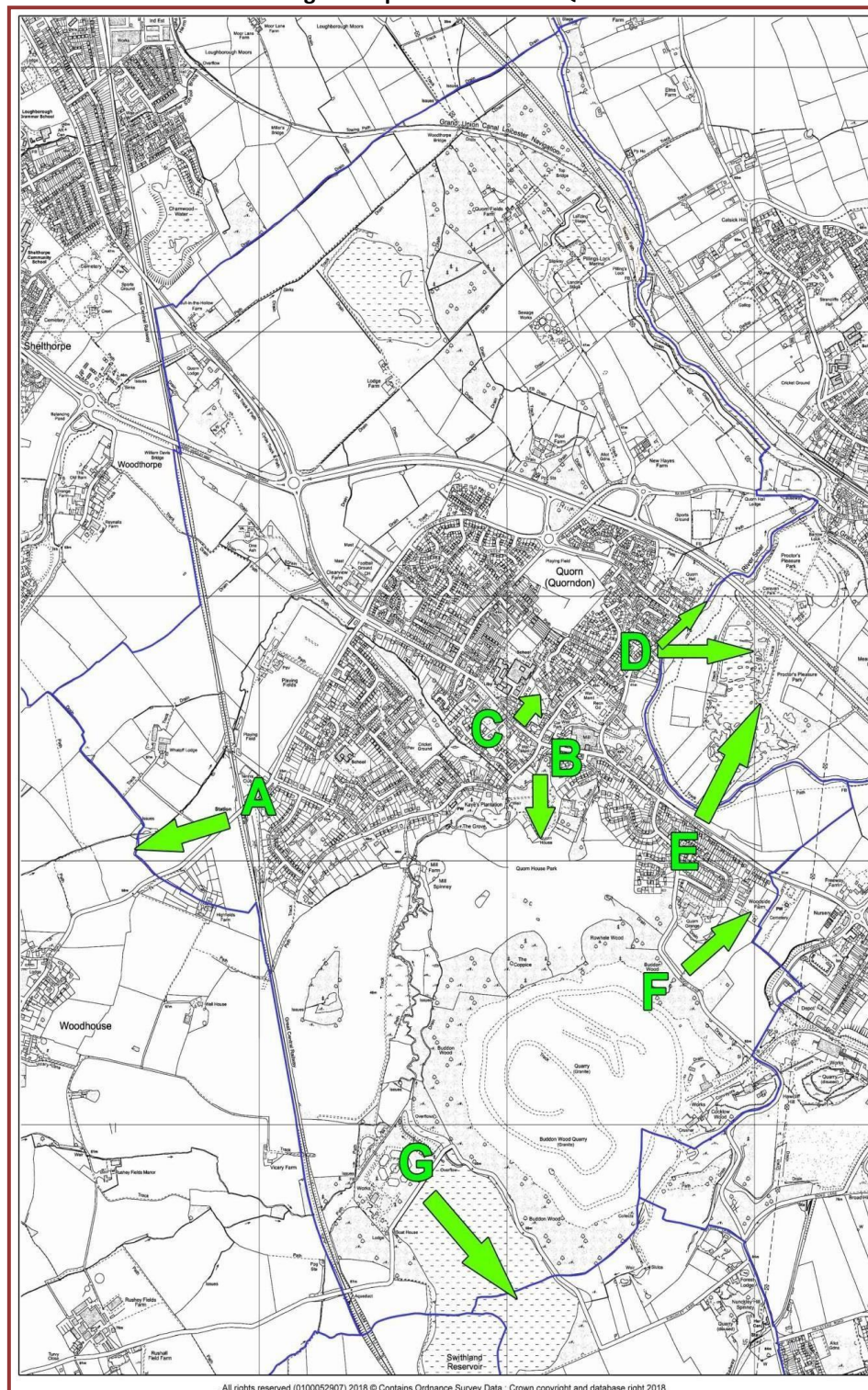
Residents have identified a small number of highly valued views during the consultations carried out during preparation of this Plan. Their wishes were taken into account in the environmental inventory fieldwork, with checking and further selection. The objective is to protect the views (both from and towards the village) which best connect the settlement with its surrounding countryside, which help create a sense of 'place', or which help to define the historic layout and 'townscape' of the village itself. The identified Important Views are shown in Figure 13. The details of each view together with a photograph are included after Figure 13. Plainly views in general have no regard to administrative boundaries. Nevertheless, this policy only applies to the views identified insofar as they are within the neighbourhood area.

Policy ENV8 establishes a policy context to safeguard the identified Important Views. Its approach is to ensure that development proposals should retain and respect wherever practicable the views concerned. It recognises the potential ability of new development to proceed which could sit comfortably both with the policy and with the important and sensitive relationship between the village itself and the surrounding countryside. Proposals that have the potential to affect detrimentally one of the identified important views in Figure 13 should be

Quorn Neighbourhood Plan Referendum Version final February 2019 accompanied by a Landscape and Visual Impact Assessment to assess the proposal from the affected viewpoints. Where appropriate mitigation measures should also be included.





POLICY ENV 8: PROTECTION OF IMPORTANT VIEWS – 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 area (as shown in Figure 13). Development which would have an unacceptable impact on the identified views will not be supported.




Fig. 13 Important Views in Quorn



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Details of Important views

<p>A</p>	<p>From Station Road/Forest Road at the Great Central Railway station bridge, west over the Beaumanor estate and into the northern part of Charnwood Forest, the Outwoods, etc. This view connects the village with the important landscape of the Forest.</p>	
<p>B</p>	<p>From Memorial Garden, Meeting Street, south into an important area of mature woodland on the northwest edge of Quorn House Park. This view brings an important semi-natural landscape via a public open space right into the village centre.</p>	
<p>C</p>	<p>From High Street, northeast to the Parish Church on its mound and the historic churchyard.</p>	
<p>D</p>	<p>From School Lane/Soar Road east to the River Soar.</p>	

E	Northeast from Leicester Road across managed wildflower-rich grazing meadows to the River Soar	
F	From Wood Lane northeast, across a group of small hedged and walled fields and a small priority habitat woodland	
G	From the dam, southeast across Swithland Reservoir to its wooded north and south banks and the railway viaduct and island in the distance. This view does not require protection but is included for completeness.	

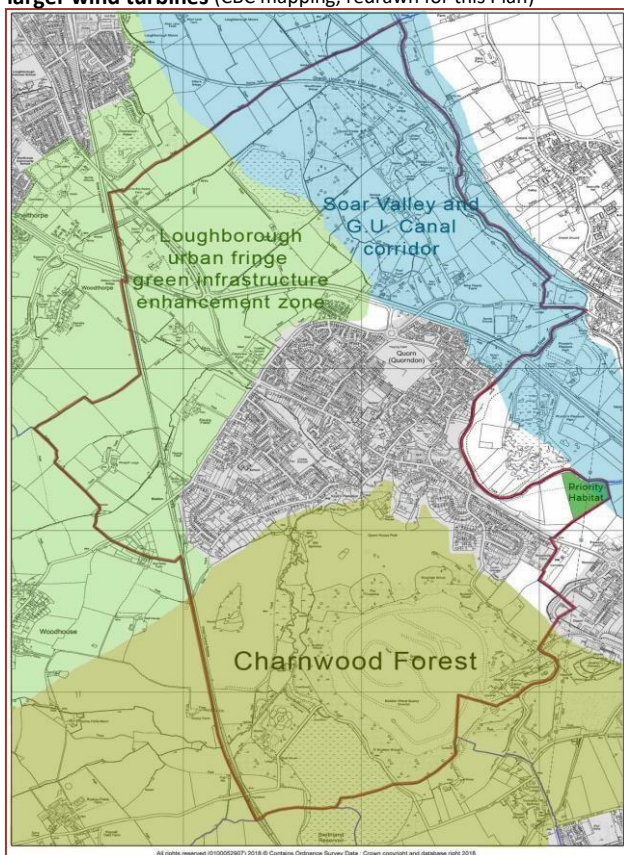
5.4.3 Renewable Energy Infrastructure

The community of Quorn will make its contribution to local and national climate change mitigation by, for example, welcoming infrastructure for renewable energy generation of appropriate types and at suitable scales and locations. There is strong support for built-in solar generation and surface water harvesting, using the latest available and viable technologies, in new development.

Turbines

The CBC Core Strategy 2011-2028 (Policy CS16) states that planning permission for ‘one or more’ wind turbines will only be granted ‘if the development site is in an area identified as suitable for wind energy ... in a Neighbourhood Plan’ and when ‘following consultation, it can be determined that the planning impacts identified by affected local communities have been fully addressed and that therefore the proposal has their backing’. This Plan takes a proactive approach to the matter by previewing the suitability of the Quorn Neighbourhood Plan Area for large or multiple turbines. There are three strategic, spatial, or site-specific land-use designations of relevance to the siting of renewable energy infrastructure in Quorn.

Figure 14: Strategic, spatial and site-specific environmental designations in the Plan Area of relevance to the siting of larger wind turbines (CBC mapping, redrawn for this Plan)



a) Two strategic areas in the CBC green infrastructure network:

Charnwood Forest, because of its high landscape, biodiversity, historical and recreational significance, is judged to be unsuitable for commercial or large turbine installations. This is confirmed by the high value placed on it by Natural England as *National Landscape Character Area 73*.

Although recognised as having high value for recreation and biodiversity (particularly for habitat connectivity), *The Soar Valley and Grand Union Canal corridor* is close to, or has been allocated for, turbine installations in other parishes in the Borough; careful decisions about the future number and positioning of turbines in this corridor are crucial to avoid compromising its community, landscape and biodiversity value.

The Plan Area is also partly in the *Loughborough/Shepshed urban fringe* whose community and 'green' values are planned for *enhancement*. This area has been scored as of moderate current value (CBC *Green Wedges, Urban Fringe Green Infrastructure Enhancement Zones and Areas of Local Separation Report*, 2016) but as having high potential for enhancement. As above, the number and locations of any turbines will need to be carefully balanced against the actual and potential environmental and community ('green') value of the identified area.

b) One Priority Habitat designation (in an area not covered by designations a) as *Coastal and Floodplain Grazing Marsh* adjacent to Barrow Gravel Pits SSSI in the river Soar floodplain lies within the Plan Area. Its national significance (as a *habitat of conservation concern* because of its increasing scarcity in England) means it should not be damaged by development, including turbines.

Although energy generation from renewable sources is environmentally important in Quorn, as elsewhere, and is welcomed by local residents at appropriate scales, opportunities for medium- and large-scale wind generation are shaped by other environmental designations and strategies. Policy ENV 9 recognises this and adapts the CBC Policy regarding renewable energy generation infrastructure (site allocation and mitigation) to the Quorn situation.

Solar power generation

Larger-scale solar power generation infrastructure is welcomed by the community, subject to environmental and aesthetic conditions and careful siting – although it is noted that many of

the restrictions implied by the landscape and environmental designations referred to in the discussion of turbines, above, also apply to the siting of solar 'farm' arrays. Leicestershire County Council proposes a 25 hectare solar farm installation (and light industry) on its own land near Flesh Hovel Lane; this is a location within the *Soar Valley and Grand Union Canal corridor* and overlaps into the *Loughborough/Shepshed urban fringe enhancement area*. If approved this would indicate a flexible approach to delivery of the CBC green infrastructure strategy's objectives; Policy ENV 9 introduces local criteria about allocation of sites for solar generation where there are strong environmental or aesthetic considerations.

The approach taken in the policy is based around a general component (part 1) and detailed components (parts 2 and 3) dealing with specific types of renewable energy development. Proposals for each of the detailed elements also need to comply with the general approach as set out in the first part of the policy.

POLICY ENV 9: RENEWABLE ENERGY GENERATION INFRASTRUCTURE –

1. Renewable energy generation infrastructure will be supported if the proposal demonstrates that it:

- a) will not have an adverse impact (including, *inter alia*, noise, visual impact, reflection, glare, shadow flicker, water pollution, smell, air quality, gaseous or particulate emissions) on the health, wellbeing or amenity of residents and visitors;
- b) will not have an adverse impact on the Plan Area in relation to the identified important views (Policy ENV 8) or the character of the surrounding landscape, including areas identified for environmental protection or enhancement in Charnwood Borough Council's Green Infrastructure Strategy;
- c) will not have an adverse impact on biodiversity (species and Priority Habitats);
- d) will not have an adverse impact on statutory or locally identified historic environment sites and features; and
- e) is supported by appropriate and relevant assessments and documentation in respect of, *inter alia*, transport, heritage, archaeology, landscape (visual impact), environment and flood risk.

2. Wind turbine developments will be supported if:

- a) turbine tip height is less than 25 metres
- b) the proposal is for no more than one turbine

3. Large scale solar energy generation proposals will be supported where:

- a) the ground area covered by the panels does not exceed 25 hectares (500mx500m)
- b) the array is not visible from any valued and accessible viewpoint 250m metres or more from the proposal site, or from any private or residential property,
- c) reflection (glare) is not experienced from any viewpoint.

6 Community Facilities

6.1 Introduction

The village of Quorn has a strong community ethos and the retention and enhancement of community facilities is important for the future sustainability and wellbeing of residents of the Parish. The Parish has a unique character for which residents, when consulted, expressed strong support to retain and strengthen³.

Community facilities and amenities provide important infrastructure for the residents of Quorn, supporting and enhancing the quality of daily life and contributing to the vitality of the village. Some of these facilities and amenities offer local employment opportunities whilst others provide a focal point for social interaction and support important services; thereby reducing the need to travel, which is particularly important for those who do not have access to a car.



The loss and threatened closure of facilities and services is, however, a common dilemma for rural communities. The viability of many rural services is likely to be challenged further in future as a consequence of squeezed local authority budgets and more car owning residents commuting to work, driving to retail centres and accessing leisure facilities and other amenities further afield.

Community consultation has shown that most people in the village feel it has a good range of amenities and would like to see any housing development protect and enhance these.

6.2 The Retention of Community Facilities and amenities

In the Parish of Quorn there are two state schools, two independent schools and a medical centre and a pharmacy, both centrally located on Station Road. Other facilities in the centre of the village include the village hall; a post office, a community library, an optician, an estate agency, 19 restaurants, pubs & cafes, 7 shops and 5 hair and beauty salons. Quorn residents enjoy and support a wide range of pre-school activities as well as some 20 active clubs and societies.⁴ Quorn Parish benefits from two places of worship, St. Bartholomew's C of E Church on the High Street and a Baptist Church on Meeting Street.

Since the most populated age group in Quorn is the 61-75 category followed by the middle-aged 31-60⁵ category it is not surprising that few organisations are available for young people aged 6-16. Whilst there is a wealth of activities for the youngest children and also for older

³ Community Questionnaire November 2017

⁴ Clubs and Societies in Quorn in supporting information

residents there is a shortage of leisure opportunities for teenagers. The Scouts and Guides, cater for in excess of 250 young people every week in accommodation with very limited space. Quorn Football Club and the Cricket Club provide support for junior teams. Every facility that is available in the Parish competes for scarce meeting space but rarely for members as waiting lists are common.

Parishioners of Quorn also enjoy football, cricket and bowls. A swimming pool and tennis courts have been lost in recent years due to the expansion of Rawlins Academy. The Academy reaches capacity in September 2018 with 1680 on roll of which only 15% of pupils are residents of Quorn. In order to accommodate the steady growth of Rawlins Academy the community has lost a considerable number of facilities that were previously available. For example, the swimming pool and tennis courts have been closed to the public; evening classes have been substantially reduced; space that was available for community use is now available



only at premium rates. This reduction in community assets is of concern to residents of the Parish and referred to in their responses to consultations about the Neighbourhood Plan⁶.

Particularly valued are Quorndon Fox previously Swan with Two Necks; The White Hart Inn, High Street; The White Horse, Quorn Cross; The Blacksmith's Arms, Meeting Street; The Apple Tree, Stoop Lane; The Royal Oak, Quorn

Cross, Quorn Baptist Church on Meeting Street; St Bartholomew's United Church, the village hall, Stafford Orchard Park, the Church Rooms, the Cricket Pavilion on Caves Field, Quorn Bowling Club Thatched Pavilion, Deep End Activity Centre, Allen House Scout and Guide HQ 99 Meeting Street and the Great Central Railway, Pilling's Lock Marina, Quorn Football Club and Club house, Quorn Community Library, Quorn Country Club, Quorn Grange Hotel and the Manor Hotel.

Quorn residents highly value these facilities and the Neighbourhood Plan includes policies that aim to retain, protect and enhance these important community assets.

The full range of community facilities in Quorn is described in Appendix H

⁵ 2011 Census data quoted in overview to results of November 2017 Survey Questionnaire

⁶ November 2017, March 2018

POLICY CF1: RETENTION OF PARTICULARLY VALUED COMMUNITY FACILITIES –

The following are identified as particularly valued community facilities:

- Quorndon Fox PH
- The White Hart Inn
- The Blacksmith's Arms
- The Apple Tree
- The Royal Oak
- Quorn Baptist Church
- St Bartholomew's United Church
- The Village Hall
- The Church Rooms
- Quorn Bowling Club Thatched Pavilion
- Deep End Activity Centre
- Allen House Scout and Guide HQ
- The Great Central Railway
- Pilling's Lock Marina
- Quorn Football Club and Club House
- Quorn Community Library
- Quorn Country Club
- Quorn Grange Hotel
- The Manor Hotel

Proposals that would result in the loss of any of the particularly valued community facilities listed above will not be supported unless it can be demonstrated that any of the below apply:

- a) there is no longer a need or a demand for the community facility concerned; or
- b) the existing community facility can be demonstrated no longer to be economically viable; or
- c) the proposal makes alternative provision for the facility that would otherwise be lost, in an appropriate and convenient location elsewhere in the Plan area, and the proposed alternative provision complies with other policies in this Plan.

6.3 Promoting additional Community Facilities

Consultation confirmed the importance of enhancing the range of community facilities and amenities in the Parish (87%). Residents recognise their value as a focus for community life and interaction; they are also important for the good health and the long-term sustainability of the community. In particular there is a need to maintain existing sports facilities, provide additional community meeting spaces and increase facilities for teenagers.

Community consultation has highlighted a broad consensus that the type and capacity of community facilities and services should evolve in an appropriate manner to serve population growth and changing demographics resulting from new housing development.

Improving the village's present facilities is supported.

POLICY CF2: NEW OR IMPROVED COMMUNITY FACILITIES - Proposals that improve the quality and/or range of community facilities will be supported where the development:

- a) will not result in unacceptable traffic movements or other disturbance to residential properties;**
- b) will not result in unacceptable traffic movements that generate increased levels of noise, fumes, smell or other harmful disturbance to residential properties including the need for additional parking which cannot be catered for within the curtilage of the property;**
- c) is of a scale appropriate to the needs of the locality and conveniently accessible for residents of the village wishing to walk or cycle; and**
- d) takes into account the needs of people with disabilities.**

6.4 Education

One key to the sustainability and strength of Quorn is its wide range of educational provision.

The parish enjoys a range of educational provision in the form of St Bartholomew's Primary School, Rawlins Academy, Gryphon School and Woodside Lodge Outdoor Education School.

The Schools are popular and attract pupils from outside of Quorn. This increase in demand is having an impact on the village and, in terms of Rawlins, some facilities previously accessible to the public are now unavailable because they are needed by the Academy for student use.

POLICY CF3: SCHOOLS - Proposals for the expansion of existing schools in the Parish will be supported where it can be demonstrated that:

- a) expansion would not exacerbate existing access-related or traffic circulation problems, or that suitable mitigation measures are brought forward as part of a proposal;**
- b) there is no loss of land already used for recreation by the community unless outweighed by benefits to the community;**
- c) the development will not result in the significant loss of amenity to residents or other adjacent users.**

6.5 HEALTH AND WELL BEING

Quorn Medical Centre is at the heart of the village and services a wide NHS Catchment Area. It was built in 1986 and extended in 1992 to accommodate patient growth with 8691 patients registered in February 2018. The Medical Centre is clearly affected by the population growth due to new housing developments in Quorn and the wider NHS area. The aging population of the parish adds pressure on the facility.

POLICY CF4: Medical Facilities - Proposals for alternative premises that increase the accessibility of health care for residents living in the Plan Area will be supported providing that the development:

- a) will not result in unacceptable traffic movements, noise, fumes, smell or other disturbance to residential properties, or generate a need for parking that cannot be adequately catered for;**
- b) Will provide parking provision, including that for essential medical personnel, to development plan standards.**

7 Employment

7.1 Introduction

Quorn is a semi-rural parish with some employment opportunities and close to the significant employment centre of Loughborough and the regional cities of Leicester, Nottingham and Derby. The strengths of the local economy and community go hand in hand. Supporting the economy through growth of small businesses in the Parish is therefore an important theme of the Neighbourhood Plan. 38% of respondents to the Quorn parish survey preferred shops within any planned development. Respondents did feel, however, that any new business should be in keeping with and not in detriment to the rural and predominantly residential nature of the Parish.

During the preparation of the neighbourhood plan, a survey was conducted with 47% of the owners and managers of 100 core Quorn businesses. Information was collected from a further 33% of businesses with a web presence. The questionnaire and results of the survey are available in the supporting information.

7.2 Businesses in Quorn

Historically, a mix of industrial property within the village has helped to sustain a vibrant local economy with three 'heavy' industries active within the Parish.

The quarry is a granite quarry operated by TARMAC and located between the villages of Mountsorrel and Quorn. Wright's Mill has been at the centre of the village since 1870. Their heritage lies within the woven narrow fabrics industry, originally manufacturing components for the footwear and corsetry trades and the military. Quorn Stone at 2a Loughborough Road is the showroom of a large company with a global reach. The company warehouse is based in Wanlip which is outside the Neighbourhood Plan area but approximately five minutes away by car.

A number of smaller businesses are based in homes or in small business units scattered around the Parish. These are often in buildings converted from relics of a former industrial/urban heritage. There are no custom-built small business units and the stock of buildings suitable for conversion to business use has declined dramatically in the last few years. For example, the plant nursery and small units on Clear View trading area recently received notice to quit in order for a retirement village to be constructed on the site for which a Planning Application is in progress. The former Pine Furniture retail unit on Leicester Road and business units on Farley Way have already been redeveloped for housing.

Consequently, no business units are available for rent or purchase in the Parish and business is actively moving away from the Parish: examples include the relocation of the plant

nursery 20 miles away, Art & Craft enterprises are moving to Loughborough and motor services have removed to adjacent villages.

There are approximately 100 core businesses in the Parish. These enterprises include non-retail operations that charge the public for services such as schools, and the facility of the medical centre. The businesses surveyed employ 104 residents of the parish and 43 non-residents. Some employers, mainly in the pubs and cafes and grocery stores, make it a policy to employ young workers and offer work experience places to the secondary school.

As small businesses and start-ups seek to expand they will need office space and storage/production space that can only be found elsewhere. In the November 2017 Community Survey 41% of respondents were in favour of a small business park or new office unit which would include shared office facilities and resources through which a small number of local employment opportunities would be created. Cost-effective centralised facilities located outside the residential area, would reduce any conflict between business activity and residential housing, as illustrated by the Quorn Stone industry.

104 thoughtful responses to the Village Questionnaire (Autumn 2017) show that the development of further employment opportunities, whilst potentially desirable, is a complex issue. Some highlight the loss of services, such as a car mechanic, and would like to see more business, others wish to retain the residential feel of the Parish. The proximity of larger conurbations with available business units and other facilities are mentioned as is concern about increases in delivery vehicles and other traffic if economic activity were to increase.

POLICY E1: EMPLOYMENT AND BUSINESS DEVELOPMENT - Development proposals that result in the loss of, or have a significant adverse effect on, an existing employment use will not be supported unless it can be demonstrated that the site or building is no longer suitable for employment use.

Proposals for employment-related development (for new and/or expansion of employment uses) will be supported where it can be demonstrated that the development will not generate unacceptable disturbance, noise, fumes, smell or traffic; has appropriate off-road parking; that it will respect and be compatible with the local character and surrounding uses; and that it will, where appropriate, protect residential amenity.

7.4 Quorn Village Centre

Quorn has a thriving village centre around Quorn Cross that offers shopping, eateries and pubs, which are important to parishioners and visitors. Small independent traders predominate, so their livelihood is directly linked to the success of the village centre as a retail and social destination of choice.

But there are challenges to the continuing success of the village centre. Technology is, of course, changing the ways that many people shop. When choosing to visit the shops, people have more options; for example there is a Waitrose, with ample parking, less than a mile away, and there are plans for the development of another nearby supermarket. Those visiting Quorn may well do so by car. Parking in the centre and its immediate surrounds is challenging. A lack of parking impacts significantly on the numbers visiting the village centre and therefore the success of the business there.



Respondents to surveys have expressed their support for local business and especially for the village centre. It is therefore an aim of our Neighbourhood Plan to support and encourage local businesses, thereby maintaining the character and ongoing success of the Quorn village centre.

7.4.1 Shop Frontages in Quorn Village Centre

Responses express that the visual appearance of shops and businesses in the village centre is very important to maintain and enhance its unique character.

The retention of historic/traditional shop fronts is particularly important. Alongside high quality contemporary design, they make an important contribution to the architectural and historic interest of the retail area.

Concern has been expressed that the visual appearance of some shops and businesses in the village centre has declined, resulting in a less attractive street scene and diminishing the impact of the traditional buildings within it.

Well-designed shopfronts and frontages to buildings make an important contribution to the character of Quorn village as well as to individual buildings across it. The retention of historic shopfronts is particularly important. Alongside high quality contemporary design, they make an important contribution to the special architectural and historic interest of the retail area.

In Quorn, the concentration of retail shopping frontages is along High Street, Station Road and Leicester Road. This is recognised as the Local Shopping Area in Quorn, where core (A1) uses such as shops and cafes are principally concentrated.

Policy E2 addresses this important matter. It defines the Local Shopping Centre within which new retail proposals will be supported. The opening of new retail units would be particularly supported. The second part of the policy seeks both to support the establishment of other commercial operations in the Local Shopping Centre and to resist any such proposals which might result in clusters of non-retail activity. Plainly it is impractical to anticipate how such

Quorn Neighbourhood Plan Referendum Version final February 2019 proposals might come forward within the Plan period. Nevertheless, as guidance it is considered that a cluster of two or more non-retail uses would be considered to be inappropriate.

POLICY E2: QUORN VILLAGE CENTRE - The Local Shopping Centre is indicated in Figure 15 below. Within the designated local shopping centre proposals for new retail (A1) development will be supported

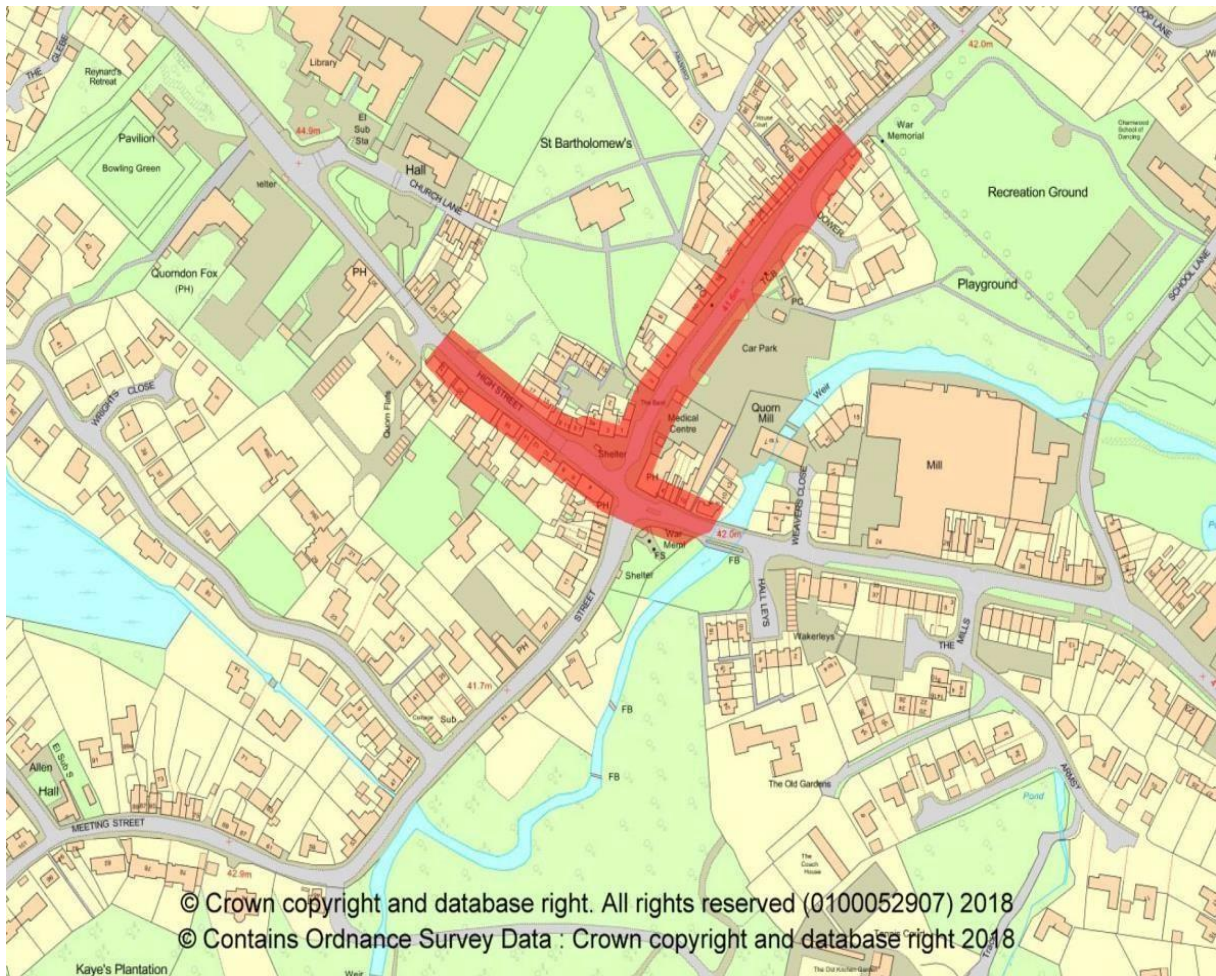
Other appropriate village centre uses will be supported where they could contribute to the role of the Local Centre. Proposals for the change of use of an existing retail (A1) premises to any other use where that change of use results in either a cluster of non-retail uses or retail (A1) use no longer being predominant will not be supported.

Development proposals to alter or replace existing shop frontage, create new shop frontage or to alter the frontages within the Local Shopping Centre will be supported where they conserve and enhance the special qualities and significance of the building and area; and relate well to their context in terms of design, scale and material and colour.

Development proposals that remove, replace or substantially harm shop fronts or the frontages of buildings by poor or inappropriate design will not be supported.

All signage must be designed to fit sympathetically with the local character. Internally illuminated box signs that are fixed externally to a building are not in keeping and will not normally be supported.

Figure 15 – Local shopping centre



7.5 Home working

The benefit of supporting home working is that it helps to promote local employment activities whilst reducing the dependency of the car for long journeys to employment sites outside the Parish. However, people may not have a suitable space within their home from which to run a business, or they may wish to distinctly separate their work and living spaces. The construction of extensions, the conversion of outbuildings, and the development of new freestanding buildings in gardens from which businesses can operate will be supported to maximise the opportunities for entrepreneurial activity and employment in Quorn Parish.

Policy E3 sets out a supporting context for home working proposals. Some proposals for home working will be of a modest nature and are unlikely to require planning permission. As such the policy will apply only to those home working proposals which require planning permission.

The Office for National Statistics confirms the growing trend of people working from home. According to the 2011 Census, 5.7% of Quorn residents in employment, work from home, compared to only 3.2% across Charnwood.

POLICY E3: HOME WORKING - Proposals for the use of part of a dwelling for office and/or light industrial uses, and for small-scale free-standing buildings within its curtilage, extensions to the dwelling or conversion of outbuildings for those uses, will be supported where:

- a) Such development will not result in unacceptable traffic movements and that appropriate parking provision is made;
- b) No significant and adverse impact arises to nearby residents or other sensitive land uses from noise, fumes, light pollution, or other nuisance associated with the work activity; and
- c) Any extension or free-standing building shall be designed having regard to policies in this Plan and should not detract from the quality and character of the building to which they are subservient by reason of height, scale, massing, location or the facing materials used in their construction.

7.6 Farm Diversification

The conversion of former agricultural buildings and well-designed new buildings for commercial use has enabled farm diversification, led to the sustainable re-use of vacant buildings and provided opportunities for the establishment and development of small businesses which generate income and employment opportunities for local people.

This is a trend which the Parish Council would like to see continue. Policy E4 provides a context within which this type of development can proceed in the Plan period. It is likely to apply mainly to traditional rural buildings. However, the policy also includes the potential for the re-use and conversion of well-designed new buildings for commercial use. In this context a well-designed new building would be one which meets the requirements contained in the National Planning Policy Framework, the National Planning Practice Guidance and Policy S2 of this Plan.

However, diversification which results in industrial sized sheds which are out of keeping with their rural location are unwelcome due to the impact on wildlife and the further stress or damage to the road network.

POLICY E4: FARM DIVERSIFICATION - The re-use, conversion and adaptation of rural buildings and well-designed new buildings for commercial use will be supported where:

- a) The use proposed is appropriate to the rural location;
- b) The conversion/adaptation works respect the local character of the surrounding area;

- c) **The development will not have an adverse impact on any archaeological, architectural, historic or environmental features;**
- d) **The local road system is capable of accommodating the traffic generated by the proposed new use and adequate parking can be accommodated within the site;**
- e) **There is no significant adverse impact on neighbours through noise, light or other pollution, increased traffic levels or increased flood risk.**

7.7 Tourism

Quorn has always been a staging post between the cities of Leicester and Nottingham. Hostelries exhibit genuine physical and photographic evidence and artefacts relating to their history. There is no attempt to recreate a faux environment to attract visitors. Interviews with



shops and amenities indicate that much trade and employment in the Parish occurs when people visit Quorn because of the rich heritage, historical connections, footpaths and landscapes.

Quorn is a beautiful rural parish to which walkers, horse riders, cyclists and other visitors are attracted. There are already several hotels, B&Bs and holiday lets available within the Parish and the business survey has identified planned and actual increases, partly through the advent of AirBnB.

The Parish is keen to extend a welcome to visitors whilst ensuring that their visit does not have a negative impact on parishioners - for example, in the context of traffic and parking. The offer to visitors may be enhanced over the lifetime of the Neighbourhood Plan through the development of activities, places to eat and stay in addition to infrastructure such as signage, seating, parking and other provision to welcome visitors to the Parish.

It is felt that tourism within Quorn, in its broadest sense, should be welcomed and effectively managed.

POLICY E5: TOURISM - Tourism and visitor economy development proposals will be supported where they do not have unacceptable adverse residential or visual amenity impacts.

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.

7.8 Broadband infrastructure

The modern economy is changing and increasingly requires a good communications infrastructure to maximise technological advances. High-speed Internet connectivity is driving business innovation and growth, helping people access services, and opening up new opportunities for learning. This is particularly important in rural settings, such as Quorn Parish, where better broadband enables improved access to an increasing number of on-line applications and services, provided by the public and private sector. This can help to significantly reduce social exclusion and create business and employment opportunities.

Quorn village has a fibre broadband cabinet, meaning all businesses and most households in the village have access to superfast broadband.

Communications technology is progressing at pace with new developments over the life of this plan being inevitable. The Parish wishes to take advantage of these developments for the benefit of its Parishioners.

POLICY E6: BROADBAND INFRASTRUCTURE - Proposals to provide increased access to a super-fast broadband service (including future developments at present unforeseen) and improve the mobile telecommunication network that will serve businesses and other properties within the parish will be supported. This may require above ground network installations, which must be sympathetically located and designed to integrate into the landscape and not be located in or near to open landscapes.

All new developments should have access to superfast broadband (of at least 30Mbps) Developers should take active steps to incorporate superfast broadband at the pre-planning phase and should engage with telecoms providers to ensure superfast broadband is available as soon as build on the development is complete.

8 Traffic and Transport

8.1 Introduction:

The Soar valley has been a major transport corridor since Roman times and probably before.

Through the years, improvements in communications have altered its character and the need to widen the road route and to build raised embankments to cope with the regular flooding of the valley has compounded the visual impact in the landscape.

The Soar River and Grand Union Canal have provided links between the industrial areas and the centres of commerce but now are used mainly for recreation.

The Parish saw the arrival of two mainline rail routes linking north to south, the Midland Railway and the Great Central Railway. Although the Midland Main Line route passes through the parish the railway station that serves Quorn is situated in the Parish of Barrow upon Soar.

The Great Central Railway was closed as a commercial railway in 1969 and is now a popular heritage railway with a station 'Quorn and Woodhouse' situated in the village.

The main road through the village was turnpiked in 1726, became the A6 and continued to be the major north-south route, passing through the villages of Quorn, Mountsorrel and Rothley, until the 1990s when the Soar Valley (new A6) bypass was constructed.

8.2 Traffic Management:

For many years Quorn was effectively split into two settlements, divided by heavy traffic using the former A6. Following diversion along the Soar Valley by-pass (new A6), the volume of traffic through the village initially reduced and HGVs (except for loading) have been barred. However, this road still has the appearance of a trunk route and continues to divide the village visually and traffic volumes are now increasing along this route due to the village status as a 'service centre' and new housing developments in Quorn and the surrounding villages. Measures such as sympathetic re-surfacing and widening pavements to accommodate pushchairs, wheelchairs, cycleways and tree planting are needed to create a road which is in keeping with a village setting.

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 Farley Way, Meynell Road, School Lane and Station Road and along Meeting Street and Chaveney Road.

The report on 'Vehicle Flows and Queues in Quorn' 16th and 23rd April 2018 (See supporting information) describes and analyses traffic flow measurements systematically taken by the transport theme group to determine the magnitude of traffic flows, prime routes taken and the length of traffic queues formed at key junctions in Quorn revealed significant pressures on the Parish road transport network, particularly at junctions of

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Loughborough Road, Farley Way and Woodhouse Road, and Loughborough Road and the One Ash roundabout.

At the same time, congestion around Rawlins Academy and St Bartholomew's Primary School has increased as the volume of students continues to rise resulting in increased car use and on street parking.

Within the village, many people have raised concerns about speeding and safety issues in Farley Way, Wood Lane, Woodhouse Road, Loughborough Road and Leicester Road. The Farley Way speed limit was set at 40mph before development with new housing areas and is now out of line with the rest of the village roads where the speed limit is set at 30mph. Residents expressed concerns that there are no pedestrian refuges and crossings on the Leicester Road. ('Road safety concerns at Quorn' see supporting information).



Other safety issues are caused by on-street parking on the village roads both in and out of parking restricted zones and parking on pavements. Also, although shop front parking has been marked out, including disabled provision, this is regularly abused. The level of Enforcement Patrols for parking restrictions does also have an impact on the level of compliance in the area.

Residents mentioned that the high number of road signs, particularly on the approaches to the village, is unsightly and confusing.

The Consultations and Questionnaires highlighted a high level of bus usage.

Our surveys show that people would like to see the current level of service maintained and more frequent bus services in the evenings and at weekends. Some would like to see the bus stops being better located and improved bus shelters and service information.



Quorn is served by the Barrow upon Soar railway station which is located on the Midland Main Line between Leicester and Loughborough. The station is served Monday to Saturday by East Midlands Trains, who operate local services from Leicester to Nottingham and Lincoln via Loughborough

and Newark. There is no Sunday service or late evening service.

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The Midland Main Line railway station serving Quorn is situated in the Parish of Barrow upon Soar and is linked to Quorn by road and two footpath/cycle routes.

POLICY TT1: TRAFFIC MANAGEMENT - 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 any necessary improvements to site access and the highway network either directly or by financial contributions.**
- d) Provide any necessary improvements to site access and the highway network either directly or by financial contributions.**

8.3 Parking:

Quorn has suffered from a shortage of car parking spaces in the village centre for some time.

The problem has been exacerbated in recent times as the village has expanded, and it has become a popular venue for visitors to the many cafes, restaurants and bars and the gift shops that have become established in the village centre. The only public car park in Station Road is constantly near full capacity on weekdays and at weekends. Many residents have been frustrated by this and find it easier to drive to nearby villages to shop rather than to struggle to park in the village car park. The Stafford Orchard Park, Village Medical Centre and Parish Church are also served by this car park. Problems finding parking spaces are particularly bad when there are village functions, weddings or large funerals and during the evenings when people visit Quorn for a night out.

The Consultation Surveys and questionnaires highlighted that the lack of car parking was a major concern to residents. 52% of respondents to the questionnaire considered that an additional car park was required and 65% felt that the existing Station Road car park would be improved if a parking charging regime were introduced.

In 2017 Charnwood Borough Council carried out a 'Car Parking Site Availability and Deliverability Study' in which it identified a requirement for an additional 30 to 40 spaces in Quorn over the next 5 years. This report identified three possible car park sites, two owned by Charnwood Borough Council and the other in private ownership.

The theme group carried out several surveys of car parking in Quorn, the results of which are in the supporting information.

POLICY T2: PUBLIC CAR PARKING - Development proposals that would result in the loss of off-street car parking in the village of Quorn will not be supported unless:

- a) It can be clearly demonstrated that the loss of parking will not have an adverse impact on existing parking issues in the nearby area; or**
- b) Adequate and convenient replacement car parking spaces will be provided nearby.**

The Neighbourhood Plan will support proposals to:

- a) Develop a new car park at a suitable location in the village centre;**
- b) Enhance the management of on-street vehicle parking provision and signage in the village centre.**

8.4 Footpaths & cycle ways:

An extensive network of footpaths, bridle ways and jitties link most areas of the village and provides an attractive alternative to using the car for local visits. Some new estates are not connected by footpath and cycle ways 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.

The Consultation Survey indicated strong support for the encouragement of residents to walk or cycle more around the village rather than the use of a car. A significant number of responses commented about the lack of dedicated cycle-ways and footpaths and wanted protection from traffic. There are four main pedestrian routes radiating from the village centre and these routes are used by residents and are a combination of Public Footpaths, Rights of way, tracks, pavements, etc. As well as serving the village community they are ancient links providing connections to the surrounding villages. The main residential areas of the parish are all within a fifteen-minute walk of the village centre.

The Consultation Events and Survey all indicated strong support for cycle use with over 80% of respondents indicating that they cycle for leisure and 13% to/from work. The ‘Leicestershire Cycle Map 2015’ indicates that there are no dedicated cycleways that lead directly into the village centre. However, Quorn is on the 390-mile National Cycle Route number 6 (Section 5 Milton Keynes to Derby) which does pass through the parish along Leicester Road and Loughborough Road. Secure cycle parking provisions in the village are limited.

Leading into and out of the village there are some cycle lanes which are of the type that are marked on the road. There is a short section of ‘off road’ combined pedestrian and cycleway on the pavement at the side of Meynell Road. All other cycling access is on the roads.

The Consultation Events and Survey all indicated strong support for maintaining/improving footpaths. 35.77% of respondents indicated that they use the footpath network daily and 33.80% weekly.

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.

Some village developments are 'inward looking'; arranged around cul-de-sacs with no through roads or no footpath or cycleway access. Therefore, they are isolated from the wider village which encourages greater car use. The opportunity to link new developments with through routes which bind them into the village and relieve congestion and parking problems elsewhere is supported.

The theme group carried out manual counts and questionnaires the results of which are contained in the report 'Survey of Quorn footpaths and cycleways and their role in providing alternatives to car use' (See supporting information).

POLICY T3: FOOTPATHS - Development proposals that result in the loss of, or have a significant adverse effect on, the existing network of footpaths, bridleways and cycleways will only be supported where it can be demonstrated that the public benefit of the development clearly outweighs the harm.

Development proposals should consider, where appropriate, the improvement and where possible the creation of footpaths and cycleways to key village services.

9 Community Actions

During the development of the Plan, a number of Community Actions were identified that would help to improve our community and help satisfy wider community aspirations. They reflect future work activities that it is proposed be undertaken within the Parish which will involve a wide range of third parties alongside the Parish Council to help improve the Parish in line with the outcome of community consultation.

Community Actions are not planning policies and are not subject to Examination.

The Community Actions that have emerged through the process of preparing the Neighbourhood Plan are as follows:

Transport

TTCA 1: The Parish Council would welcome the opportunity to liaise with Leicestershire County Council Highways Authority to assess the benefits and costs of improved traffic, pedestrian and cyclist management schemes at the 'One Ash' roundabout.

TTCA 2: The Parish Council, would welcome the opportunity to work with Charnwood Borough Council, Leicestershire County Council and local businesses to encourage residents and employees to reduce car usage and encourage residents and employees to use public transport, footpaths and cycleways and be proactive in promoting their use.

TTCA 3: The Parish Council will encourage Leicestershire County Council and Charnwood Borough Council to ensure that public footpaths and pavements are well maintained, have adequate drainage and are well lit.

TTCA 4: The Parish Council in conjunction with Leicestershire County Council and Charnwood Borough Council will encourage the introduction of directional signage for pedestrian routes to and from the village centre.

TTCA 5: The Parish Council will encourage the County Council Highways Authority to provide safe crossing areas on the School Lane and Leicester Road i.e. refuges, zebra or pelican type crossings.

TTCA 6: The Parish Council will encourage Leicestershire County Council to consider pedestrian and cycle access improvements to Barrow upon Soar including the repair/replacement of the raised footpath, provision of suitable lighting across the 'slabs' and improved cycleway signage/markings.

TTCA 7: The Parish Council will seek to prioritise the use of financial contributions, whether from Community Infrastructure Levy or negotiated obligations, for improvements to and enhancement of footpaths and cycleways including the provision for off-carriageway cycling where possible and cycle parking.

TTCA 8: The Parish Council working with Leicestershire County Council and Charnwood Borough Council shall provide pavement and cycleway provisions on the northside of Farley Way to service new developments in this area.

TTCA 9: The Parish Council would welcome the opportunity to work with Leicestershire County Council and Charnwood Borough Council, the Primary School and Rawlins Academy to:

- a) minimise on road parking and congestion in the vicinity of the schools' entrances
- b) provide warning signage and establish 20mph speed limits on Loughborough Road in the vicinity of the Rawlins Academy.

TTCA 10: The Parish Council would welcome the opportunity to work with with Leicestershire County Council Highways Authority and transport operators to maintain the current level of bus services and to encourage better availability of public transport in the evenings and at weekends.

TTCA 11: Measures to improve and join up pavements, footpaths, cycleways and bridleways into comprehensive networks will be supported by the Parish Council seeking developer contributions to:

- a) improve existing pavements, footpaths cycleways and bridleways, including stiles/gates;
- b) improve the public rights of way, cycle and bridle routes linking Quorn to the neighbouring villages.

TTCA 12: In the interest of road and pedestrian safety the Parish Council would welcome the opportunity to work with Charnwood Borough Council to ensure that:

- a) restricted parking zones are enforced and that
- b) the problem of 'on-pavement parking' is addressed
- c) a promotional campaign be undertaken to educate residents about the potential dangers of inconsiderate parking.

TTCA 13: The Parish Council working with Charnwood Borough Council or Leicestershire County Council as appropriate would encourage any works that:

- a) In the short term, improve the existing car park on Station Road by the introduction of 'pay and display' or similar regulated parking.
- b) Utilise the land alongside Leicester Road (Verge replacement, between Hall leys and The Mills) to provide extra car parking bays
- c) In the longer term and based upon the proposals already developed support additional sites for off road parking at land near to the village centre.

Environment

ENV 1: AREA OF SEPARATION – Quorn Parish Council working with Charnwood Borough Council and the Parish Council of Mountsorrel will cooperate to prevent coalescence of Quorn and Mountsorrel in the remaining undeveloped land in Mountsorrel parish north and south of Leicester Road.

ENV 2: IMPORTANT OPEN SPACE - The Parish Council will support and encourage Charnwood Borough Council, landowners, the community and other partners to secure the protection of the locations and features of the following sites through confirmation as existing, or designation as new, Open Space, Sport and Recreation (OSSR) sites in appropriate categories.

Springfield lake (inventory ref. A, OSSR category: Natural and semi-natural urban green space; Local Wildlife Site)

Quorn Mills Bowling Club greens and facilities (B; outdoor sports facilities)

The Banks (C; parks and gardens, civic space)

Churchyard garden (D; parks and gardens)

Sports fields and tennis courts (043; outdoor sports facilities)

Village allotments, Flesh Hovel Lane (075; allotments gardens etc.)

Rawlins Community College playing fields (091; outdoor sports facilities)

'Sculpture park' south of A6 footbridge (094; parks and gardens)

Riverside Park (094, 096-098, 100; outdoor sports facilities)

St Bartholomew's Primary School field (106; provision for children and young people)

Quorn Cricket Club field (Caves Field) (107; outdoor sports facilities)

Tom Long's Field

(108-110; natural and seminatural urban space, Local Wildlife Site)

Manor Hotel (127, outdoor sports facilities).

St Bartholomew's churchyard (995; cemeteries etc.)

Stafford Orchard Park, war memorial and gardens (800; parks and gardens, civic space)

Quorn war memorial garden (801; civic space)

'Brookside garden' (802, parks and gardens)

Meeting Street / brook-side spinney (803; natural and semi-natural urban green space)

Footpath open space, The Sandhills (804; amenity green space)

Fenny Lane open space and play-park (805; provision for children and young people, amenity green space)

Open space adjacent to Rawlins Community College playing field (806; amenity green space)

Loughborough School playing fields (128,129; provision for children and young people, outdoor sports facilities)

Wyke's Close play-park and open space (054; provision for children and young people, amenity green space)

'The Slabs' (101; amenity green space)

Baptist Church burial ground (807; cemeteries and burial grounds)

Roadside verges north of Farley Way (808, amenity green space)

Roadside verges south of Farley Way (809, amenity green space)

Footpath open spaces, Deeming Drive (810; amenity green space)

Footpath open spaces off Station Road (811; amenity green space)

Roadside verge and footpath open space off Fenney Lane (812, amenity green space)

Wide roadside verge on A6 slip road (813, amenity green space)

ENV 3: WILDLIFE CORRIDORS AND GREEN INFRASTRUCTURE – In general conformity with the Strategic Green Infrastructure Network Strategy Vol. 5 (2010) covering the area from Leicester to Loughborough, the Parish Council and residents will endeavour to work with neighbouring parishes and the relevant Authorities to create a more connected and extensive network of wildlife corridors in the Plan Area at local, small scale.

Community Facilities

CA 1: Co-ordination of communication. The Parish Council will work towards rationalising the information available to Quorn villagers and improving communication for residents, welcoming newcomers and supporting enterprise in applying technological developments that aid communication.

CA 2: The Parish Council will support youth development initiatives that protect or enhance existing provision and proposals that open up new opportunities.

CA 3: The Parish Council will encourage and support local interests to form a working group to examine options that will address the shortage of burial spaces within Quorn.

CA 4: The Parish Council will work with the public on the future development of the Old School site taking into account the needs of the village for a community facility with reference to both leisure and commercial activity for all age groups.

CA 5: The Parish Council will encourage local interests to form a working group to examine the potential for the increase of tourism in the Parish.

10 Monitoring and Review

The Plan will last for a period of 18 years. During this time, it is likely that the circumstances which The Plan seeks to address will change.

The Plan will be regularly monitored. This will be led by Quorn Parish Council on at least an annual basis. The policies and measures contained in The Plan will form the core of the monitoring activity, but other data collected and reported at the Parish level relevant to the delivery of the Plan will also be included. The monitoring will have a particular focus on the delivery of new housing development in the neighbourhood area and its relationship to the strategic housing delivery targets set out in Policy CS1 of the Local Plan Core Strategy.

The Parish Council proposes to formally review The Plan on a five-year cycle commencing in 2023 or to coincide with the review of the Charnwood Local Plan if this cycle is different.

