

QUORN

NEIGHBOURHOOD PLAN

COMMUNITY ENGAGEMENT DROP-IN EVENT

24 MARCH 2018

CONSULTATION ANALYSIS



CONTENTS

Heading	Page Number
1. Background	
a. Project brief	3
b. Publicity	3
c. Attendees	4
2. Format of Event	
a. Process on the day	4
b. Display Boards	5
3. Results	
a. Housing	9
b. Environment	11
b. Employment	13
c. Community Facilities	14
d. Transport	16
4. Summary	22
5. Images	23

1. Background

a) Project Brief

Quorn Parish Council organised an open event at the Village Hall in the Parish on 24 March 2018 (10:00 am – 1:00 pm) to share the emerging policies with those who live and work in Quorn.

The aim of this event was to seek comments on the emerging policies – including Local Green Space and environment; community facilities; design; transport and business and indicate a preference for housing locations.

b) Publicity

The drop-in event was promoted in a variety of ways:

- Leaflets and posters were produced promoting the event and these were shared within the community and placed on noticeboards.
- Members of the Parish Council spoke to villagers to inform them of the event and to encourage attendance.
- Email and twitter Facebook was made to promote attendance.
- The Parish Council website page advertised the event to the community



c) List of attendees

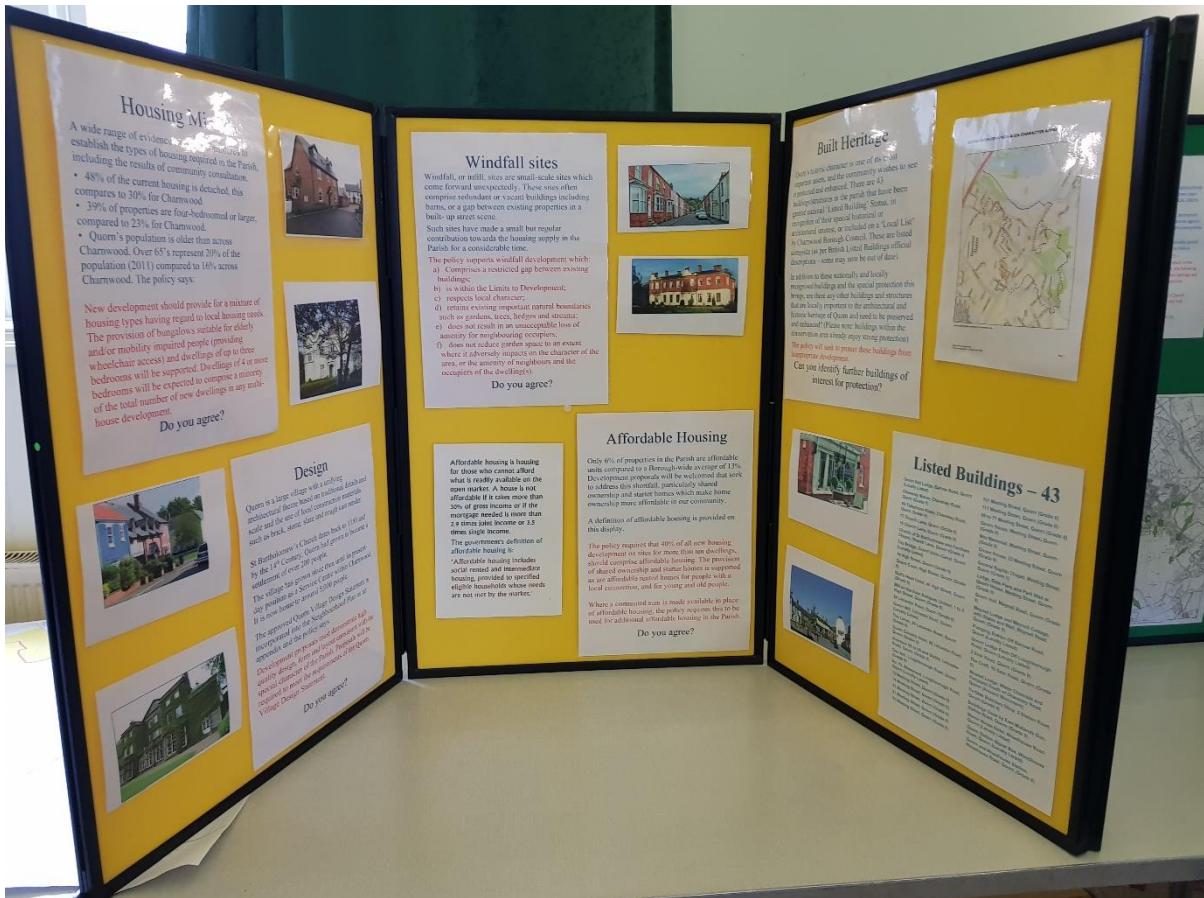
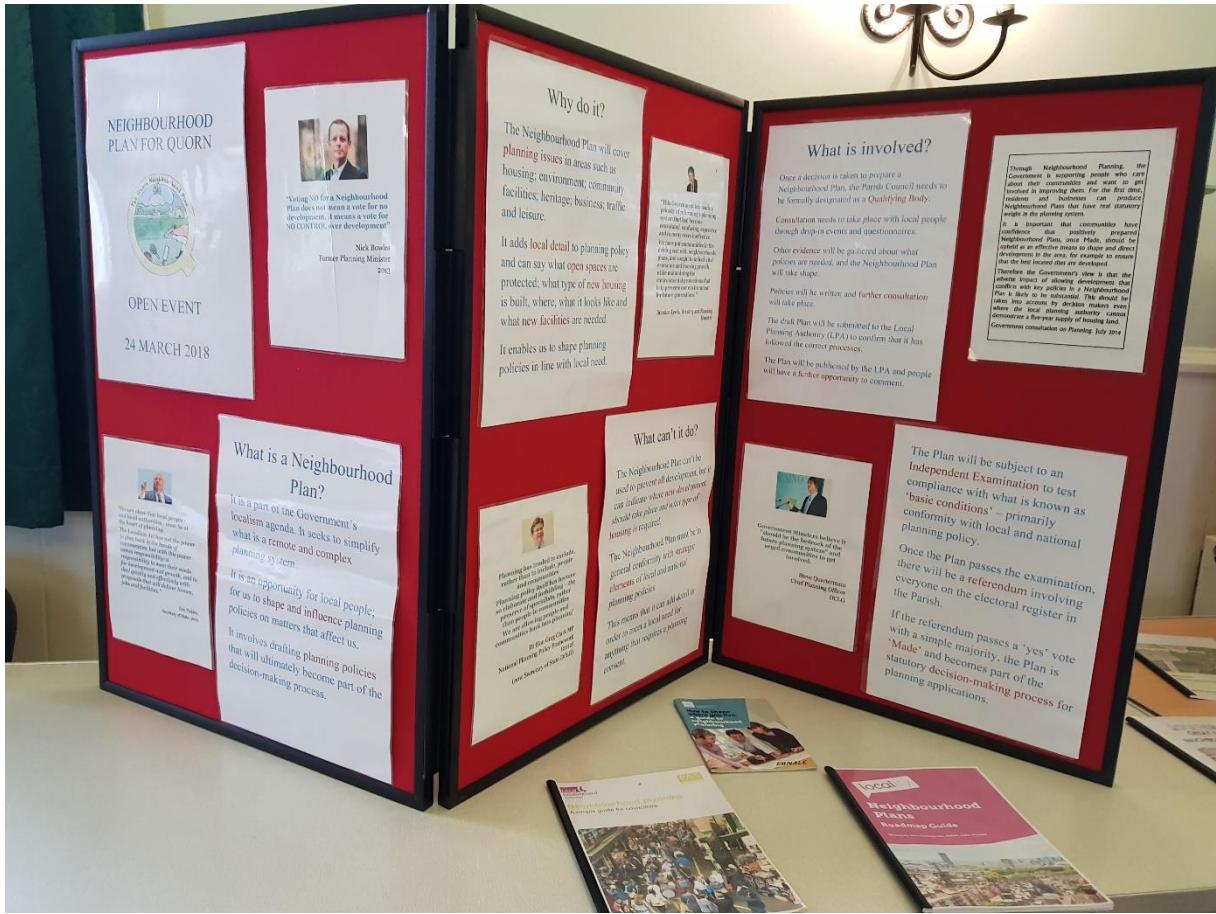
A list of attendees is available separately. A total of 140 people attended the event and many comments were made about the emerging policies.

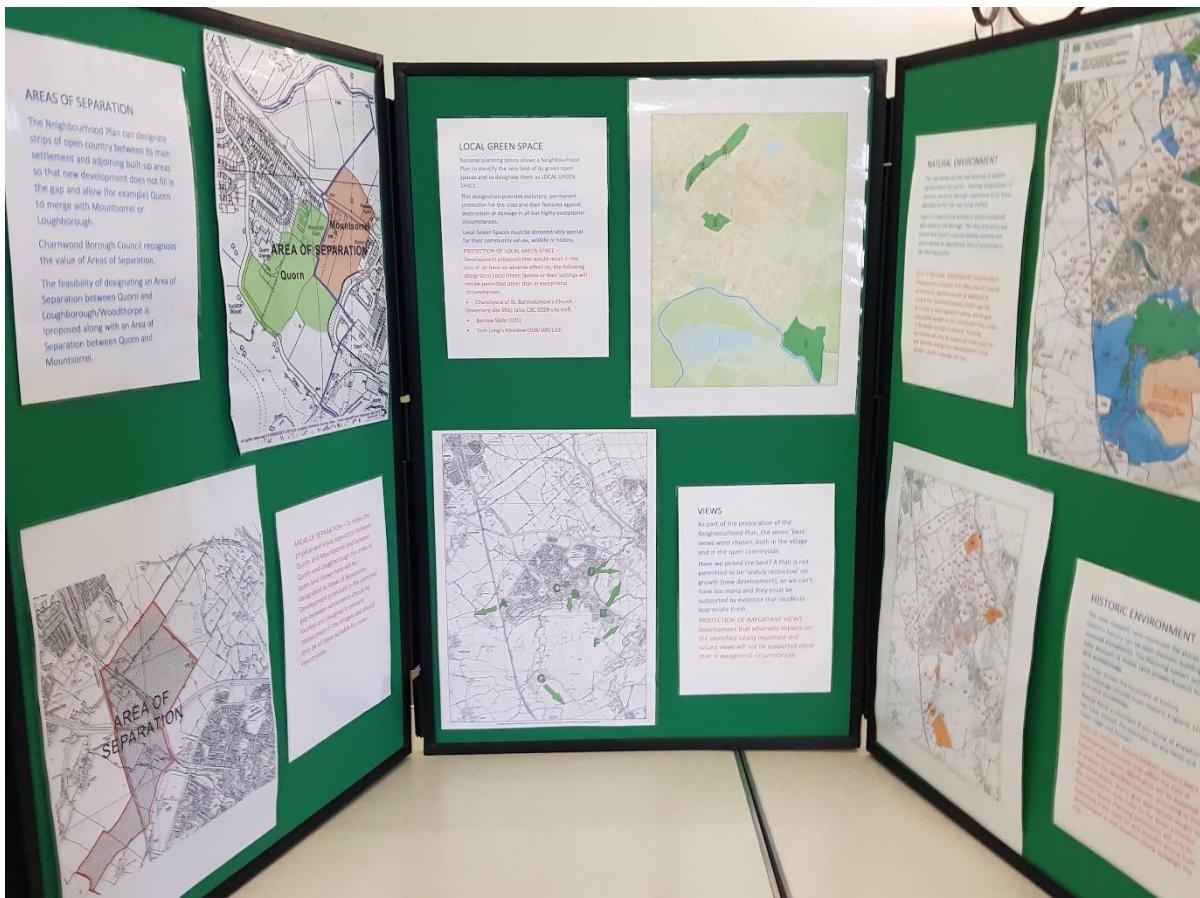
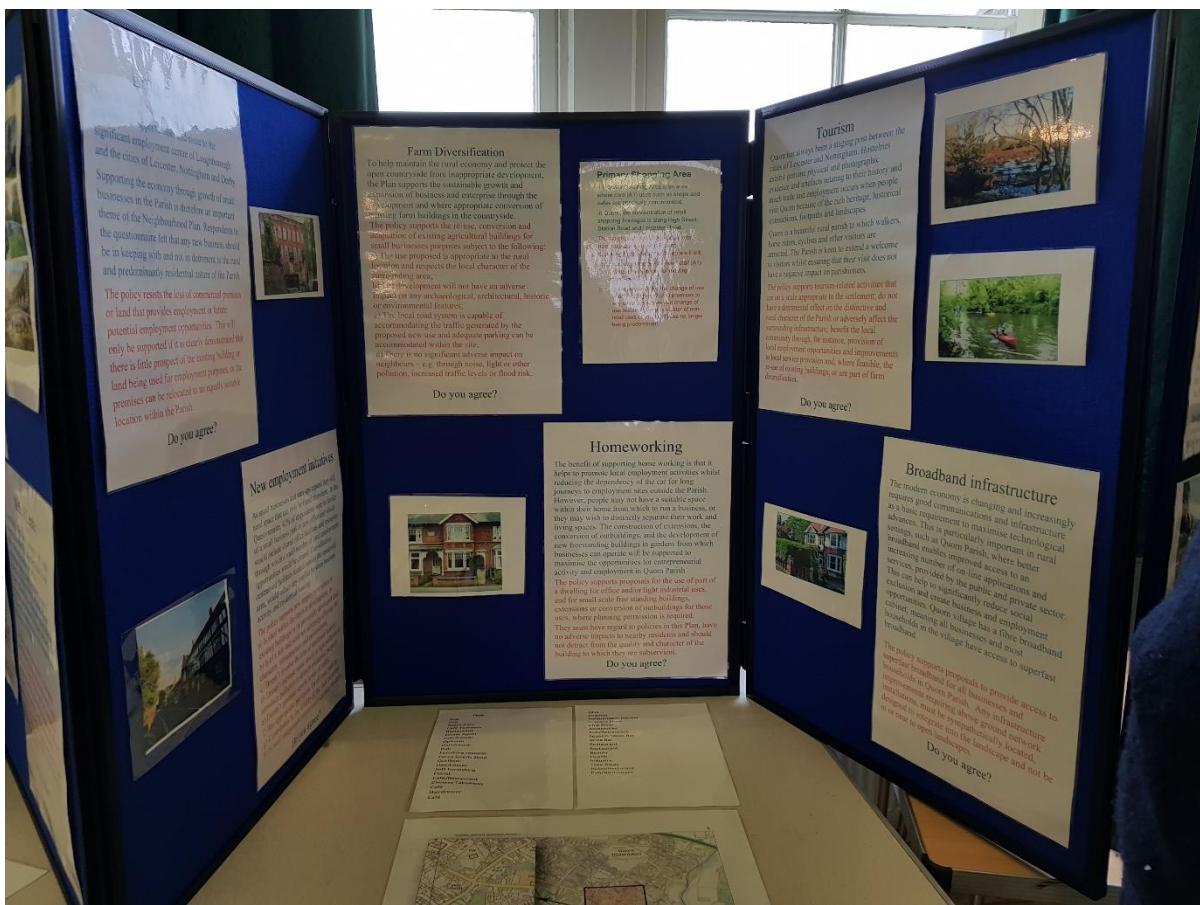
2. Format of Event

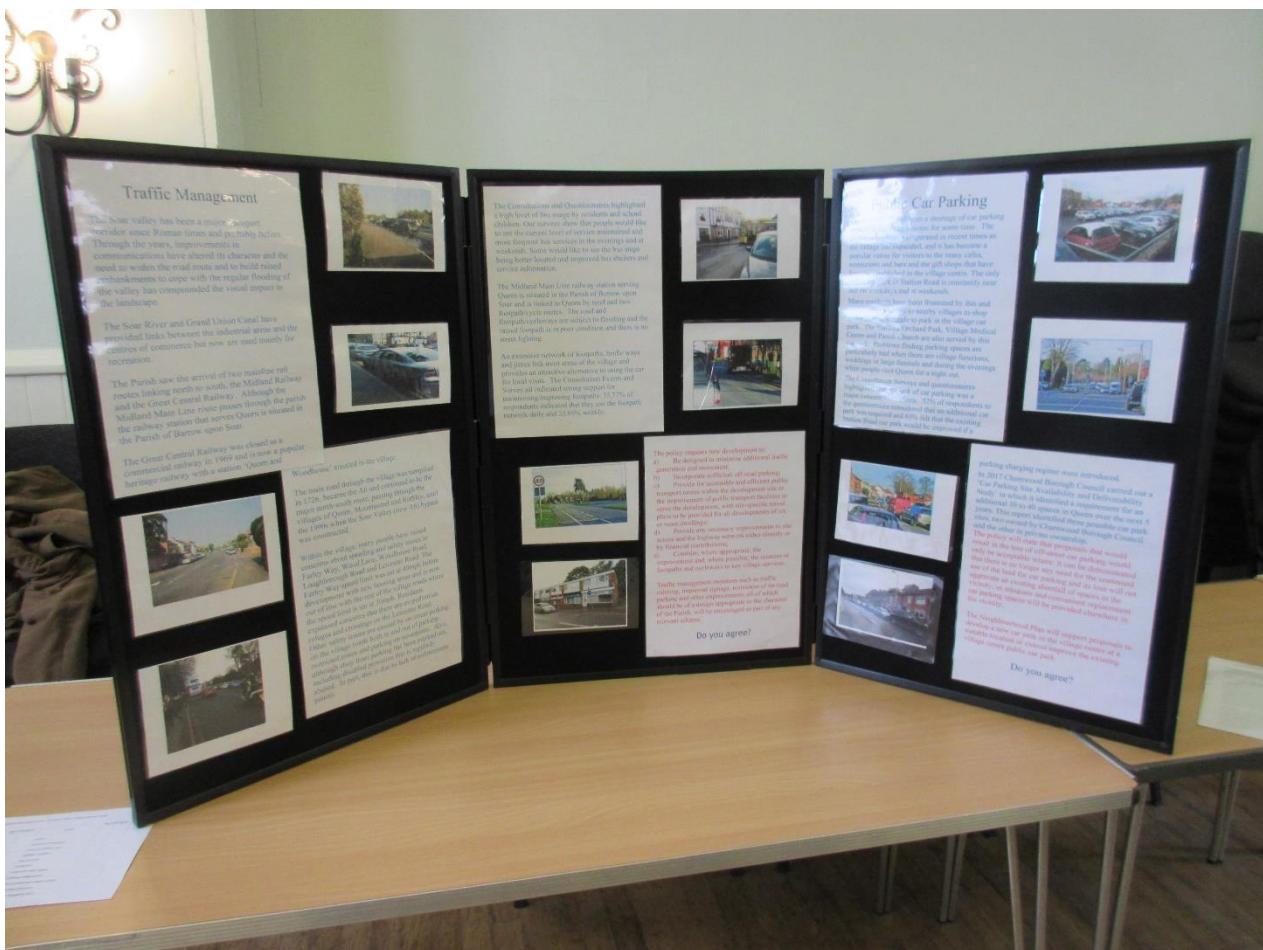
a) Process on the day

Sign in	Members of the Advisory Committee welcomed attendees on arrival and asked them to complete a contact sheet to record attendance. Arrangements for the Open Event were explained.
Background	The first displays introduced Neighbourhood Planning and described the process. Copies of neighbourhood plans were available to read.
Consultation on key issues	A series of display boards were spread across the room, each of which focussed on the emerging policies within the draft Neighbourhood Plan – including: <ul style="list-style-type: none">▪ Housing – location, mix and design.▪ Environment –Local Green Space and other environmental protections including areas of separation▪ Transport▪ Businesses and Employment▪ Community Facilities Having read the displays, attendees were asked to indicate their support for the policy and to comment on policies should they wish.

b) Display Boards









Local artwork reflecting the community's vision of Quorn was on display and people were invited to comment on their preferred picture. This won:



3. Consultation findings

People were asked whether they supported the draft Neighbourhood Plan policies and were invited to make further comment:

Housing Sites - For 56. Against 15

- Housing sites: have to disagree (because I cannot agree with all the sites)
- Area 4, 3 and 9 – no build – too near roundabout and flood zone.
- Housing sites – yes, but see concerns re traffic Soar Road.
- Housing sites - Surprised to see site 3 undevelopable due to flooding but not site 4.
As it happens, flood zone goes halfway up Barrow Road.
- Re housing sites – disagree with ranking of Bull in the Hollow land – could be used to fulfil Charnwood total requirements.
- Disagree with designation of site 3 Farley Way West – if broken into smaller chunks parts would be useable and parts developed into wildlife or leisure park.
- Housing sites - disagree because of TPOs
- Housing sites – yes to 3, 4, 9, 7, 2, 10. I understand the benefits of having nominated sites for new housing (and therefore a plan), but suggest that at every opportunity and every stage you point out that the gov't targets are wrong and that the ideal number of new houses needed is zero.
- Housing sites – too many!
- Housing sites – x to some not all
- Disagree with Buddon Road site for development -due to roads not able to support traffic for construction or the new housing proposed.
- Why have you put Armiston Rd 3 when it is an APAC – a conservation area ...wild life, rare birds eg green woodpecker, crossbill, heron

Limits to development – For 59. Against 6

- No development outside existing envelope except in exceptional circumstances. Lack of emphasis on cycle routes (traffic free).

Housing mix – For 72. Against 7

- Housing mix – v. Important.

- Housing Mix: must provide smaller and more affordable houses.
- Housing mix – too many multi-bedroom. How about just one bedroom?
- Housing mix – how about 1 bed?
- Housing mix – More 4 bed houses would limit the number of houses and are clearly in demand. It would also limit the pressure in schools.

Design – For 74. Against 2

- Quality of design is important – whether in regard to larger homes or smaller social housing developments. Over-development will destroy the character of this lovely village
- Design – I disagree that there is a unique character to the Quorn built environment.
- Design – no more mock Georgian

Windfall – For 75. Against 3

- Windfall – use as opportunity to build smaller houses and bungalows.
- Windfall – agree taking into account TPOs
- Windfall – for smaller properties only.

Affordable Housing – For 65. Against 9

- Affordable housing – important.
- Affordable housing: definition does not define the gross income as being (for eg) median/mean for Quorn residents, Charnwood residents or even national average. Therefore the definition has no objective meaning
- Affordable housing – force developments to have 40% with no commutation
- Affordable housing yes, but should be even higher.
- Affordable housing – cheap would be a better word.
- Affordable housing – no – 40% too high
- Affordable housing – my husband got attacked outside the Fox by a 22 year old who lives in Shelthorpe. Unfortunately affordable housing could bring more of this behaviour into the village.

- Affordable housing – commuted sum should not be an option – builders should build affordable homes.

Heritage – For 68. Against 2

...Any buildings to consider?

- any houses in Nursery Lane?
- Former Wesleyan chapel (High St)
- Heritage – Extend conservation area to include terraced housing including rest of Freehold Street; Mansfield Street; Loughborough Road; Farham Street.
- Heritage – consider parts of Quorn Country Hotel.

Area of separation – For 75. Against 3

- Area of Separation: need one with Barrow as well. New C/Facilities: add budget to criteria
- Area of separation – No Barrow physical separation
- AoS – agree with separation from Mountsorrel and Loughborough. Need separation from Woodhouse and Barrow.
- Area of separation – agree although less worried than infilling.

Local green space – For 73. Against 3

- Please try not to lose our green spaces for car parking or anything. Try not to enlarge the present housing boundaries if poss. Good exhibition but time too short and difficulty with crowds
- Local Green Space – Churchyard is in two sections. Part next to the road could have houses on again.
- Local Green Space – broadly agree but disagree on locations/detail.
- LGS – what about Stafford Orchard? Is it protected? Rawlins playing fields – do they get protection?
- But very vague e.g local green space protects certain areas 'other than in exceptional circumstances' so this could be ignored by saying circumstances are exceptional – in other words these safeguards could be meaningless!

- Green Space – what about Stafford Orchard? Surely this should be protected?
- LGS – Caves Field and Stafford Orchard should be protected green space.
- Is the paddock where the American troops were billeted in WW2 protected? Difficult to see from the map.
- Financial viability is NOT a measure of the value of green spaces.
- How are Caves Field and Rawling Playing Field protected.

Views – For 61. Against 1

- Views – include/protect views of Stafford Orchard and FP from Bill-in-Hollow farm to canal
- Views – would be good to define
- Do not understand view b.

Natural Environment – For 74. Against 1

Historic Environment – For 77. Against 1

- Sites of environmental and historical significance must be protected.
- Planning permission should never outweigh wildlife needs/historic environment.

Wildlife Corridors – For 77. Against 0

- Wildlife corridors and footpaths across the village must be preserved. In order for Quorn to retain its character and charm it is vital to maintain its' green spaces.
- Wildlife corridors – Shouldn't the corridors link at the bridge over the Soar in Barrow?

Biodiversity – For 70. Against 0

Footpaths – For 73. Against 2

- The footpath from Sanders to Cavesfield is posted as a bridlepath. I disagree with this after looking at the plans. It is a hazard with parents using this to get to school with buggies. If a horse spooks it could cause a nasty accident.
- Footpaths – add a few more seats.

- Footpaths yes, and bikes.
- AoS, LGS, footpaths – strongly agree.
- Footpaths – yes – essential to develop more.
- With Tarmac now owning Quorn House it would be nice if an official perimeter walk would be allowed from Wood Lane across to the stream and also to extend t
- Footpaths – a map of footpaths provided by the QPC and posted to every home would be useful.
- The footpath beyond the Grange up Wood Lane

Important open space – For 71. Against 0

Existing Employment – For 69. Against 1

New employment opportunities – For 61. Against 7

- New employment opportunities doesn't generate any increased traffic levels.

Farm diversification – For 65. Against 2

- Farm diversification – better used as housing than industry.

Primary Shopping Area – For 58. Against 4

- Primary Shopping Area – can we maintain and expand high quality, shop front designs (as required at Bradley's for example), losing plastic/branding?
- The inevitable westward expansion of housing, combined with the pressures around the old village centre (esp. Station Road) suggest that a second area of shops and employment should be located in this area of development.
- Primary Shopping Area – maintain PSA but address issue of shop frontages which are not sympathetic to the village.
- Can anything be done to improve the look of that ugly row of businesses and flats in centre of village – housing, beauty salon, deli, PO, books and dentist?
- PSA – we need a map to know where this is before we can comment.

Home working - For 59. Against 7

- Homeworking – don't agree with industrial use in private homes/gardens.

Tourism – For 59. Against 6

- Do not encourage any tourism that leads to increased car use.

Broadband – For 69. Against 0

- Broadband: agree with policy but on Leicester Rd (BT) we have great problems at certain times of day. Not good for running a business
- Broadband – Needs more definition on how with new IT elements.
- Broadband – agree with the policy but would like to say that the BT broadband around Wood Lane and Leicester Road is very poor at certain times of the day. Connections regularly fail to be established late afternoon and early evening.
- Broadband - fibre optic broadband not available in Thomas Fir Close.
- Mobile phone signal – some areas in Quorn are very poorly served. No mobile phones work consistently in our house Spinney Drive) and they tried to fit a smart meter but couldn't because the signal was not adequate.

Existing community facilities – For 62. Against 8

- Community Facilities, existing– not Stafford Orchard Old School.
- Community facilities existing – Old School – total waste; how was it that when voting 2 abstained and 2 away did not vote. That is not working for the good of the village.
- Community facilities – forget the old school! Please abandon all efforts to use the old school and cut your losses.
- Library is totally inadequate and comparison with provision in neighbouring villages is embarrassing. Children are growing up in the village without knowing the pleasure of visiting and spending time in the library. This is no way a criticism of the volunteers working there – they are wonderful!
- Community facilities – existing – agree apart from development/use of old school.
- Dump the Old School and sell to developer for small 1 bed housing.

- Disagree with the ‘no longer financially viable’ phrase. Many community facilities are not financially viable e.g. park, but are of immense value in terms of health, welfare and community enjoyment/enhancement.

New Community facilities – For 56. Against 8

- New Facilities– New facilities must also satisfy a clear need (the Old School doesn’t).
- Community facilities – new – no need for new ones.
- New Cemetery required in a few years. His needs to be built into the Plan. Possible consideration for ‘separation’ land where it is high enough.
- Could we have a bench or picnic table on corner of the cricket field please, nearest path over Long Tom’s Meadows – there is a new litter bin there I think – it is an empty spot just right for view of cricket and a stopping point for older/infirm residents who want to break their walk (the bench in the middle is often taken)

Education – For 60. Against 7

- Education: this is not a viable proposition – sites are too small already. Students from Rawlins park on the main road? If there is not enough room now, future extension will not be available
- Education: needs serious debate as to practical expansion or alternative school premises that will take 10 yrs plus to plan and develop
- Education – needs number checking for links across other policies.
- Worried: against expansion of local schools. It may need new schools. St Barts is already over stretched. Access to Rawlins is a major problem in the village. An alternative to Sarson Street must be found. Why not develop access from the Barrow Road roundabout at the bottom of the playing fields?
- Village schools should be expanded as required by house builders who benefit from construction. Also medical centre should be able to cope with building of new houses and builders should have some responsibility for increased services. Infrastructure should be considered – if not able to accommodate numbers increasing house builders required to contribute to this.
- Education spaces available for Quorn residents only, outside creates more traffic

issues.

- New employment facilities mustn't 'increase noise levels' but who decides how much increase is OK? Who decides if an adverse effect is 'significant'?
- Education – the village primary school is over 500 now. It went 3-class entry in Sept 2015 and has 90 children entering each year. This means that when the admission policy has run for 7 years (Reception and years 1 – 6) there will be 630 children in the school. No primary school should be as large as that, but the local authority cannot BUILD a new school. It has to be built by others as an Academy. Land which might otherwise have been used for a new school (off Farley Way) has now gone under houses. Barrow on Soar's position must be as bad or worse than Quorn's.
- Education – Why is a lesser hurdle applied to schools. Why can they get away with 'severe' access problems but other sites e.g. homeworking or farm diversification can't cause any traffic issues?
- Education – The two schools are so large, they need different starting and finish times. More walking to school needs to be encouraged.

Health – For 70. Against 0

- Health – increase essential – other issues have to be solved. Some policies more important than others...eg expansion of health centre more important than new community facilities
- CBC refused the application to increase the size of the medical centre! WHY? – because a couple of houses objected. Needs of the village HAVE to take priority
- Health: Quorn medical centre is potentially overloaded partially because Rothley does not have a medical centre
- Health – Needs a new medical centre – Old School would be an answer – look at Rosebery Medical Centre in Loughborough.

Traffic Management – For 62. Against 8

- Thank you for the exhibition. I would like to reinforce the reference to Wood Lane on the traffic management policy – it would be very helpful if speed could be reduced by either putting speed indicators or traffic calming measures. Due to increasing size of

village it would be helpful to have greater control of parking in the centre of village

- Traffic management: open up Barrow Rd – many houses have space for parking if converted. Why is a main thoroughfare closed?
- The traffic forms and car parking need to be modelled and, as I understand is planned, studies made of other villages that have implemented specific strategies, to try to minimise unforeseen consequences.
- Traffic Management– Needs future proposals more defined.
- What is traffic calming? Please do not put the square raised areas on the roads. They wear away tyres and then mess up wheel alignment! Those who wish to speed will do so regardless! Why should the rest of us who are careful around the village have their tyres messed up?
- Traffic management – I strongly believe that there should be speed restrictions along part of Meeting Street. I live near the Baptist Church and take my life in my hands every time I try to exit my drive. There is a bend to my right, cars parked nearby opposite and it is VERY hard not to be cut up with oncoming traffic to my right, which is nearly always travelling over 30 MPH!!
- Traffic – need to be more robust in encouraging cycling/walking and discouraging cars. No new car park – introduce charges for car park to discourage cars.
- Traffic management – with respect to the volume of bus traffic did you know that around 120 buses pass through the village each day? They often leave their engine running in the stand causing significant pollution. Double decker school buses up Sarson Way – why? Can't children be dropped off on the Main Road and walk?
- This plan should insist on the development of electric buses through the village (or hydrogen/hybrid) and seek to ban older polluting diesels.
- Traffic management – I am concerned that the situation re volume and speed of traffic on Soar Road appears to have been ignored/overlooked. I detailed the problems on the consultation form. My concern is that as there are relatively few residents on Soar Road, some of whom may not have responded, it has been assumed there is no problem.
- Traffic management - No mention of additional crossing for pedestrians needed at Mountsorrel end of village (3 at other end of village). Disappointing.

- Allowing new development only if they don't generate 'unacceptable' additional traffic is a very admirable but impractical aim. In practice all developments occur on a piecemeal basis and are justified on the basis that each one on its own will only generate a small increase in traffic. However, many incremental developments together inevitable lead to a large unacceptable such increase. There simply is no alternative except for radically-improved public transport provision, plus cycling and walking e.g.
- Operate trams on the Great Central Railway, extended to connect to Leicester city centre Nottingham via an existing NET.
- Better facilities and services including a Sunday service from Barrow on Soar railway station
- Provision of a cycle refuge lane at the mini-roundabout between Wood Lane and High Street so cyclists coming down Wood Lane can turn left onto the High Street without danger of being mown down by a car or other vehicle.
- Secure cycle parking in village centre and other amenities
- New or enlarged car parking in the village centre will 1) blight the environment and 2) generate increased traffic. Both of these outcomes are most definitely unwelcome and so alternatives need to be sought.
- Would prefer speed cameras and fines rather than 'sleeping policemen' bumps which damage vehicles.
- The cycle routes through the village are very frustrating - on shared paths then on the road and then dropped altogether!
- Parking near corners.

Public Parking - For 63. Against 14

- Public Parking: Ensure Station Rd c/p becomes a "pay and display" – many use as a park and ride facility and are not using the village.
- Parking: should be more short stay slots to deter outsiders using space all day long so people like me can't park to go to the doctors or shops
- Public parking: car park should be Pay and Display. An increase in public transport should be encouraged. We must ensure that there are areas of separation (as with

the first consultation – some of the maps are v confusing, ie no street/road names. At least a “you are here” notice on the map would have given some notification of the sites).

- Parking: consider “shared” car parking scheme with pubs and businesses, eg White Hart doesn’t open until late afternoon
- Parking: on street parking problems. Mansfield St/Station Rd/Apple Tree – parking restrictions needed. Yellow - “no parking” line required
- I don’t want more car parks. I want cars to be charged for over 2 hours parking per day. Do not want speed bumps
- Public parking: difficult to agree with this because the creation of new car parks is not specific, so I would disagree with the use of the park for car parking, but agree with using existing spaces or leasing spaces from private companies
- Concerned that charging to park in public c/p would only increase street parking
- Parking: limit parking to 4 hours
- Parking needs to be timed, eg 2 hrs free and then number plate recognition would be relevant so that it was policed. Schools – primary or secondary need to be looked at as already over -subscribed. Chaveney Rd – rat race run needs to be looked at!
- Parking in village centre needs controlling and restricting to say 2 hrs free then pay and display. Parking on roads (Leics Rd/Meeting St) at village centre needs enforcing. Traffic calming measures on Chaveney Rd and Meeting St to prevent speeding and accidents.
- Public Parking – yes but need to see detail which should include on-road permit parking in critical areas where residents’ old houses cannot provide off-road/garage parking e.g. Station Road.
- I am open to charging for permit parking and car parks, but these must facilitate short and long (a few day) visits by friends/family of residents.
- Parking – difficult to see where the existing car park could be extended.
- Whilst generally supporting all the initiatives – I am most concerned about parking and traffic. Of course, there is not sufficient parking but charging for the Station Road CP will inevitably lead to more on-road parking or onto private roads i.e. Weavers Close. The same would apply to trying to correct the parking around Rawlins which is

now totally out of control. Limiting the enforceable speed through the village centre would help maybe to 20 mph – The traffic on Leicester Road and Loughborough Road goes far too quickly.

- With regard to public parking – there should be more control re the car park near Stafford Orchard – free for 1-2 hours then payment required.
- Public parking – don't agree with need for more parking. Believe cycling/walking/buses should be promoted.
- There will never be a solution to parking in Quorn which keeps everyone happy. We live in School Lane and parking is very frustrating. Residents should in some official term have priority parking which we lawfully enforce.
- Public parking – I have my concerns that a pay and display could encourage more off-road parking for example co-op staff car park on Barrow Road.
- Why not introduce a resident's payable permit like you find in other areas that restrict non-permit holders from parking between 2-3 pm in certain areas and enforce?
- Parking problems MUST be solved – much more important to use available development space for this before housing even if unpopular with adjacent residents.
- If parking Charges were introduced on the Stafford Orchard Car Park, local businesses could offer a 1-hour refund to customers to encourage the use of village shops.
- Public parking – existing parking needs to be limited with parking permits for residents.
- Public parking – Can't agree until those parks are known. I can't think of another central Quorn location.
- If public parking continues to be difficult on Station Road site, QPC could consider a permit system for village residents. This could simply require permits on cars between e.g. 2-3 pm thereby stopping anyone who is parking for the day to get the bus into Loughborough.
- Public parking – don't use any land in the centre of the village for another car park. MANAGE the existing one (which will cost money).
- Public parking – issues need resolving!!
- Make all of Station Road Car Park limited stay max 2 hours. Surgery and shop

keepers apply for permits for their staff. 3 disabled 72 ordinary. This will keep some spaces moving.

General

- Risky to claim that the Stafford Orchard Park schools are particularly valued. Tragic that so much information was gathered - and then not accessible enough and too much to absorb. One official told me that there would be no "book" for further comment, but to my relief Gary Kirk stated there will be. Returned forms are surely of no use without names (to ensure no multiple completions)
- As a young (40's) person in the room was not spoken to about the village
- Unable to access and fully complete all displays due to time and congestion
- Footpaths: YES! ...your map does not include where the rights of way are – could this be done on the parish notice board/Quorndon magazine? More provision of footpaths to promote walking instead of using the car. This would encourage people to use the village shops, walk to bus stops, WALK to school! The village car park is inadequate – needs more spaces- often drive to the village to the shops, and nowhere to park – hence just drive on to Waitrose/Tesco! How about a swimming pool again? Can't be that expensive! If new housing, they could contribute. Better doctor's surgery. How about getting the quarry (tarmac) to aid/assist in sorting out the roads that flood when the river Soar is in flood – the road to Barrow near the bridge particularly the raised footpath is v poor. Communicate with the Great Central railway and Tarmac to improve the footpath below the GCR bridge on the footpath from Budden Lane towards Woodhouse which is very wet/muddy most of the winter. Need some gravel - even old ballast to make it passable in wet weather
- At first sight there seem to be conflicts between the policies on Education and Health and Business – and the overall plan. If the village expands then the schools and medical practice will need to expand, full stop. Whilst it is good to have a defined shopping centre. I am not convinced that most of the units are what most of us would regard as retail units. Too many cafes, hairdressers, boutiques and too few shops providing what people need? At least all the units are occupied, which is to the village's credit!

- Very well set out display. Thank you.
- A lot of hard work and thinking has gone into this. Thank you
- Not enough time to look at and take it all in. Could do with another presentation of proposals and verbal explanation as well. Couldn't get to the display boards for all the other people interested in the over development of Quorn which is supposed to be a village.
- Why would anyone disagree with any of these policies unless they wanted unrestricted and unconsidered development? But I feel the policy wording allows too many 'get-outs' e.g. words like 'expected'.
- Confusingly laid out – random unrelated photos. A mark on ALL maps to show, maybe, the Church so that you didn't have to spend ages working out where things were. Sub-sheets such as QCA were confusing as I wasn't sure what they were for.
- Would like access to this information – website? More updates and information.
- Community Action QCA 4 – 5 traffic access to Barrow great. Quorn and Barrow gym – are they too lazy to go to Loughborough or Mountsorrel?
- QCA 4: 3 – great.
- What's the difference between Community Actions 7, 8, 9 and 10?
- IOS – Map too small to be of any use at all. Totally unreadable! Useless.
- Cannot understand why one Ash is not considered more suitable.

SUMMARY

The consultation event was a great success with lively discussions and strong support for the draft policies.

These comments will now be taken into account alongside other comments as the Neighbourhood Plan is finalised.

A summary of the support for each policy is as follows:

QNP 24/3/2018 - Open Event analysis review (dbm)					
	Policy	Returns from 141 attendees	For	Against	% for
1	Housing Sites	71	56	15****	79
2	Limits to development	65	59	6	91
3	Housing mix	79*	72	7	91
4	Design	76	74	2	97
5	Windfall	78	75	3	96
6	Affordable Housing	74	65	9	88
7	Heritage	70	68	2	97
8	Area of separation	78	75	3	96
9	Local green space	76	73	3	96
10	Views	62**	61	1	99
11	Natural Environment	75	74	1	99
12	Historic Environment	78	77***	1	99
13	Wildlife Corridors	77	77***	0	100
14	Biodiversity	70	70	0	100
15	Footpaths	75	73	2	97
16	Important open space	71	71	0	100
17	Existing Employment	70	69	1	99
18	New employment opportunities	68	61	7	90
19	Farm diversification	67	65	2	97
20	Home working	66	59	7	89
21	Tourism	71	65	6	91
22	Broadband	69	69	0	100
23	New Community facilities	64	56	8	87
24	Education	67	60	7	90
25	Health	70	70	0	100
26	Traffic Management	70	62	8	89
27	Public Parking	77	63	14	92

*Highest number of returns (50% of attendees)

** Lowest number of returns (44% of attendees)

*** Highest 'For' returns

****Highest 'Against' returns



Local MP Nicky Morgan







