



Quorn Neighbourhood Plan – Application and Designation

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28th October 2016

Charnwood Borough Council
Southfields
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Application for designation as a 'neighbourhood area'

Under Section 61G of the Town and Country Planning Act 1990 and Regulation 5 of the

Neighbourhood Planning (General) Regulations 2012, Quorn Parish Council as the 'relevant body', hereby formally submits an application to Charnwood Borough Council as the local planning authority, for the designation of a neighbourhood area pursuant to the preparation of a Neighbourhood Plan.

At a meeting of full council held on 2 August 2016 Quorn Parish Council, resolved to instigate proceedings leading to the preparation of a Neighbourhood Plan. The Parish Council intends to establish a working group which includes both Councillors and local residents. The working group will seek to develop a neighbourhood plan in consultation with Quorn residents and with the planning authority in accordance with recommended practice and procedures.

The key characteristics of Quorn Parish:

Quorn is a large village and civil parish within the Borough of Charnwood in Leicestershire, situated in an attractive rural position in the Soar Valley on the eastern fringe of Charnwood Forest. The village retains many of the qualities of a rural settlement with generous green spaces, countryside walks and a unifying architectural theme based on traditional details and scale and the use of local construction materials - brick, stone, slate and rough cast render. The historic core has been designated a Conservation Area.

According to the 2011 census it has a population of 5,177. There was no Quorn when the Domesday Book was produced in 1086 because the area was then open



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countryside where the Lords of the Manor of Barrow-on-Soar and Beaumanor came to hunt. Ancient track ways crossed this land, including a route from Loughborough towards Leicester and a track from Barrow's medieval bridge towards Beacon Hill and onwards. Where the tracks crossed is now known as Quorn Cross and on a slight rise nearby a chapelry was built, parts of which are retained in the much altered and extended St Bartholomew's church. The church dates from 1153 and until 1868 was linked to the mother church at Barrow-on-Soar. It is built of local granite and retains evidence of its Norman foundation. By the 14th century Quorn had grown to become a settlement of over 200 people. Quorn Cross forms the centre of the village and the crossroads lies on the old route of the A6 road, which now bypasses the village. Most children of primary school age attend the village Primary School. Rawlins Academy is situated in the village and caters for the older children and young people. The main shopping street in the village is Station Road.

It is the intention of the Parish Council to support the development of a Neighbourhood Plan, with the involvement of key local interest groups and residents. Consultation with the community will generate evidence which will ensure that through planning guidance Quorn can develop in such a manner as to protect the heritage of the area, maintain its character, provide for future infrastructure, housing and employment needs, and ensure a viable and sustainable outlook. The purpose of the Neighbourhood Plan will be to maintain and enhance the quality of life and sense of place in the Parish by preserving the balance between housing, green open space and agricultural land. The plan will align to Charnwood Borough Council's Core Strategy.

Designated area status will allow the development of a Neighbourhood Plan that will include:

- An assessment of sites and styles of sustainable residential development to meet local needs
- A review of the requirements and the provision of community facilities including schools, places of worship, health facilities, leisure and entertainment facilities, community and youth centres and village halls
- Provisions to maintain a sustainable Parish with a distinct village identity and essentially rural character
- Provisions for the protection of landscape, heritage and wildlife including open space, nature reserves, allotments, sports pitches, play areas, parks and gardens.
- An assessment of transport infrastructure to improve safety and access to other locations (including public transport, roads, cycling, walking, car parking and access for the disabled)
- An appraisal of employment and business opportunities within the Parish



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- A strategy to support the protection of important buildings and historic assets within the village

A map showing the area covered by the proposed plan (ie the area within the Quorn parish boundary is attached.

Yours sincerely,

Clerk to the Council.



Charnwood Borough Council Decision under Delegated Powers

Officer Requesting Decision

Liz Hopwell, Principal Planning Officer, Plans Policies and Place Making

Officer Making the Decision

Geoff Parker, Chief Executive

Recommendation

That the Council approves the application from Quorn Parish Council for designation of the whole of the parish, identified on the Neighbourhood Area application map, as a Neighbourhood Area. The decision is to take immediate effect.

Reason

So that Quorn Parish Council may continue the process of preparing a Neighbourhood Plan for the area covered by its Parish boundary in accordance with the Neighbourhood Planning (General) Regulations 2012 Authority for Decision

Section 8.3 of the Council's constitution includes a delegation to the Head of Paid Service, in consultation with the Lead Member for Planning and Sustainability, to agree and formally designate the Neighbourhood Area that would be covered by a Neighbourhood Plan or Neighbourhood Order.

Decision and Date


 Digitally signed by Geoffrey Parker
 DN: cn=Geoffrey Parker, o=Charnwood Borough Council, ou=Chief Executive, email=geokk.parker@charnwood.gov.uk,
 Date: 2016.12.21 10:25:26 Z

Background

The Localism Act (2011) provides the legal basis for neighbourhood planning and establishes neighbourhood plans as part of the statutory development plan alongside the Council's local plan.

The first stage of preparing a neighbourhood plan; as set out in the Neighbourhood Planning (General) Regulations 2012; is to decide on the boundary of the neighbourhood plan area which must be submitted to the Borough Council for agreement.



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The requirement to consider parish applications and make a decision within eight weeks now no longer applies under new Neighbourhood Planning regulations which came in to force on the 1st October 2016. The designation needs to be made as soon as possible once the authority is satisfied that the application is valid and complete. This therefore removes the requirement for the local planning authority to consult on the application.

Quorn Parish Council submitted an application, for the whole of the parish of Quorn, to be designated as a Neighbourhood Area which was received by the local authority on the 31st October 2016. The application was not accompanied by a boundary map. This was requested and was received on the 17th November 2016. The letter outlines their objective for their Neighbourhood Plan which is to maintain and enhance the quality of life and sense of place in the Parish by preserving the balance between housing, green open space and agricultural land. The application letter and boundary map are attached to this delegated decision.

The Borough Council now needs to issue a decision on whether to designate the boundary of Quorn parish as a Neighbourhood Area so that the Parish Council can continue the process of preparing a Neighbourhood Plan. The area is not covered by any other Neighbourhood Area or Neighbourhood Plan.

Financial Implications

The cost of preparing Neighbourhood plans falls largely to the parish or town council preparing it. However, Charnwood Borough Council must arrange and pay for the Examination and Referendum required as part of the proposal (as set out in Cabinet Resolution Minute 121 03/13). An amount of 220,000 per Neighbourhood Plan is currently available from DCLG which can be claimed on successful completion of an examination. Grants of up to E9,000 are also available from Locality and groups facing more complex issues can apply for specific packages of technical support where needed, and may also be eligible for further funding of £6,000



Risk Management

Risk Identified	Likelihood	Impact	Risk Management Actions Planned
A lack of adequate staff resources to ensure appropriate support is available to help town and parish councils prepare their neighbourhood plans. Changes to DCLG funding impact on the ability to finance	Possible	Low	Resources will be managed effectively and will be prioritised to match the demand from competing neighbourhood plans and existing workloads.
	Likely	Medium	DCLG have confirmed committed the funding support program till 2017. Funding will be applied for where possible at the relevant

Risk Identified	Likelihood	Impact	Risk Management Actions Planned
Neighbourhood Plan regulatory processes			stages of the Neighbourhood Plan preparation. If funding was to be removed the Borough Council would have to fund the Referendum.

Key Decision:

No

Background Papers:

Quorn Parish Council application for designation as a neighbourhood area and boundary map.



designated-area-map-58.pdf



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