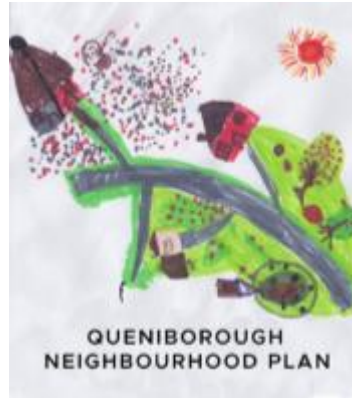


# Queniborough Neighbourhood Plan



## CONSULTATION STATEMENT

Part 5, Section 15  
The Neighbourhood Planning (General) Regulations 2012

Produced by: RCC (Leicestershire & Rutland)



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## SECTION 1: INTRODUCTION

1.1 This Consultation Statement has been prepared to fulfil the legal requirements of Part 5, Section 15 of the Neighbourhood Planning (General) Regulations 2012 by:

- (a) *Detailing the persons and bodies who were consulted about the proposed Neighbourhood Plan;*
- (b) *Outlining how these persons and bodies were consulted;*
- (c) *Providing a summary of the main issues and concerns raised;*
- (d) *Reviewing how these issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Plan.*

1.2 Throughout the process of producing the Queniborough Neighbourhood Plan a more in-depth consultation process has been undertaken than required within the Neighbourhood Planning (General) Regulations 2012.

The aims of the consultation process were:

- *To ensure that the Queniborough Neighbourhood Plan was fully informed by the views and priorities of local residents, businesses, and key local stakeholders.*
- *To ensure that detailed consultation took place at all stages of the process, especially where key priorities needed to be set.*
- *To engage with as broad a cross section of the community as possible, using a variety of consultation and communication techniques.*
- *To ensure all consultation results were made publicly available and utilised to inform subsequent stages of the Neighbourhood Planning process.*

1.3 Consultation was undertaken by the Queniborough Neighbourhood Plan Advisory Committee on behalf of Queniborough Parish Council with support from Charnwood Borough Council, the RCC (Leicestershire & Rutland) and Plan-it X (Town and Country Planning Services Ltd)

1.4 The programme of consultation completed is detailed below.

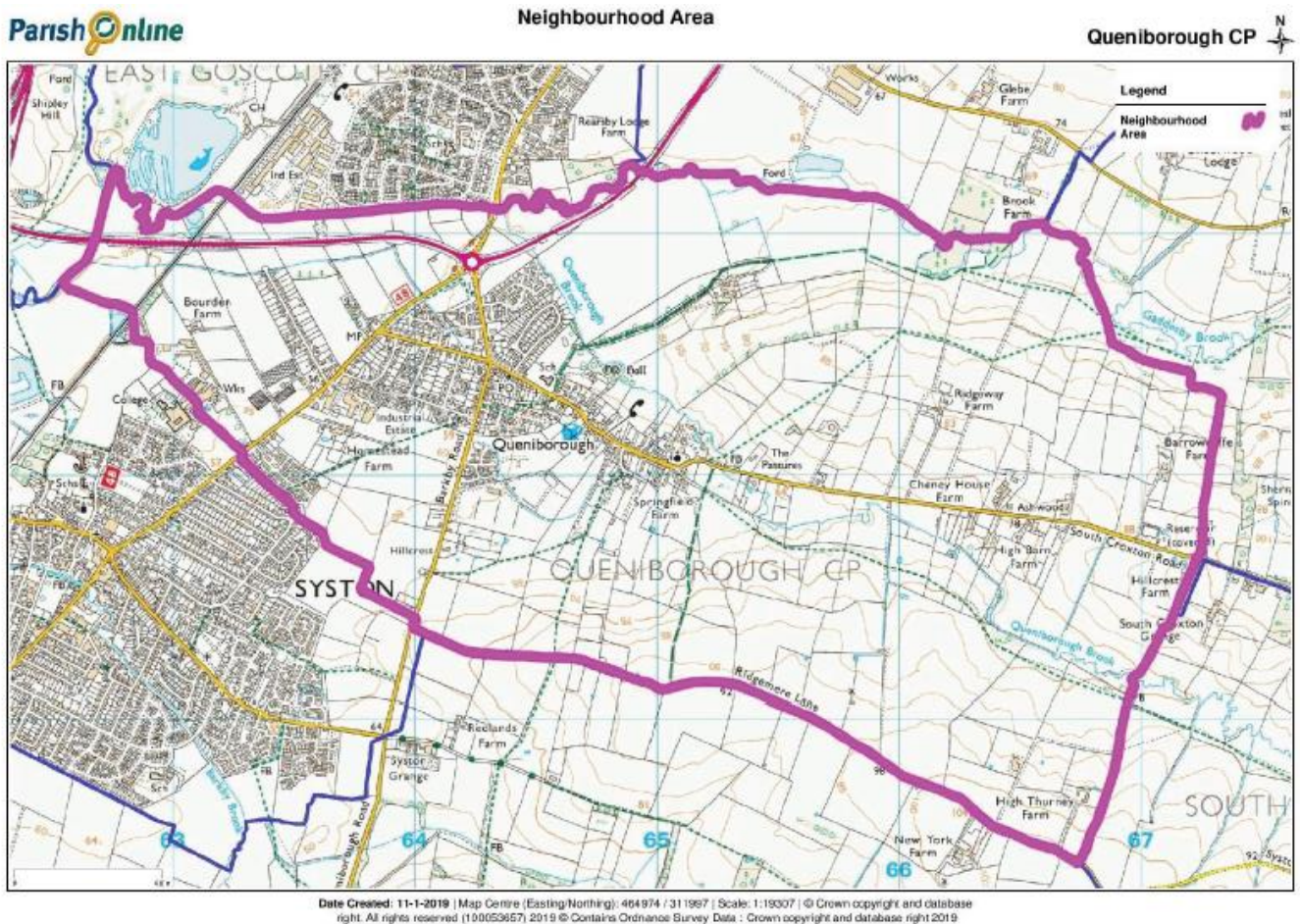
**Table 1 - Programme of consultation completed:**

Date	Activity
30 <sup>th</sup> September 2017	Community Engagement Drop-in Event
7 <sup>th</sup> November 2017	Stakeholder Consultation
May 2017 / June 2019	Workshop & Logo Competition / Primary School Survey
15 <sup>th</sup> March – 31 <sup>st</sup> March 2019	Household Questionnaire/Youth Questionnaire
28 <sup>th</sup> October – 9 <sup>th</sup> December 2019	Pre-submission Consultation

1.5 This Consultation Statement provides an overview of each of the above stages of consultation in accordance with Section 15 (2) of Part 5 of the Neighbourhood Planning (General) Regulations 2012.

## SECTION 2: NEIGHBOURHOOD AREA

- 2.1 The whole Parish of Queniborough has been formally designated as a Neighbourhood Area through an application made by Queniborough Parish Council on 16<sup>th</sup> March 2017 under Part 2, Section 5 of the Neighbourhood Planning (General) Regulations 2012.
- 2.2 The Neighbourhood Plan area was officially approved by Charnwood Borough Council on 28<sup>th</sup> March 2017, following a 6-week period of public consultation as required within Part 2, Section 6 of the Neighbourhood Planning (General) Regulations 2012.
- 2.3 The designated 'Queniborough Neighbourhood Area' is illustrated below.



## SECTION 3: Community Engagement Drop-in Event

- 3.1 Overview of the event is provided below.

**Table 2 - Overview of the Community Engagement Drop-in Event**

<b>Date/Time</b>	Saturday 30 <sup>th</sup> September 2017/ 3pm – 7pm
<b>Venue</b>	Queniborough Village Hall
<b>Format</b>	Display boards on topic areas and post-it notes for comments
<b>Publicity</b>	Promotional flyers; Parish Council website; Posters; Article in Queniborough Gazette.
<b>Attendance</b>	60 members of the community (53 registered)

3.2 The Community Drop-in Event was used as an opportunity to:

- *Inform the community about neighbourhood planning, detail the steps required to produce the plan, and to outline planned consultation and methods of communication.*
- *Enable residents to tell us their thoughts on*
  - *Housing and design issues.*
  - *Employment, business and shops.*
  - *Open spaces they think are special in Queniborough*
  - *Identify what areas are important for leisure and for views.*
  - *Leisure facilities that are important to them.*
  - *Traffic and transport issues.*
  - *Buildings that the plan should seek to enhance or protect.*
- *Enable residents to become involved in the production of the plan or to give their contact details to receive regular updates on the neighbourhood plans progress, or to get involved in the theme groups.*

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## WHO WAS CONSULTED

3.3 The aim was to actively engage residents living in the Queniborough Neighbourhood Plan designated area. The meeting was supported by the Rural Community Council (RCC) (Leicestershire & Rutland) and the Queniborough Neighbourhood Plan Steering Group.

3.4 A total of 60 people attended the event. (53 registered)

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## HOW PEOPLE WERE CONSULTED

3.5 Attendees could view a set of displays and maps of the area and talk to members of the Neighbourhood Plan Steering Group.

3.6 Attendees were provided with “post-it notes” to record their comments.

3.7 Attendees could use coloured sticky dots to indicate open spaces that they valued for leisure or for views.

3.8 Children could record their ideas and thoughts on the Queniborough Ideas Tree.

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## ISSUES RAISED

3.9 The following key issues (in order of popularity) were highlighted by residents:

- **Traffic & Transport** – *Speeding, Bus Service, HGV's, Traffic, Parking, Signage Crossroads, Park & Ride, Police presence*
- **Renewable Energy** - *Solar Panels, Wind Turbines/ Wind Farms Efficiency, Ground source heating, Drains, Nuclear Reuters Renewables, Subsidised energy*
- **Housing** - *Affordable/ Starter homes, Small developments, New developments, Type of housing, Estates, Parking, Possible locations for housing.*



- **History & Heritage** - Conservation area, Character of village, Maintenance, Separation, Church, Green Verges, Integration, Old School, Swimming Pool, War Memorial
- **Communications** - Mobile signal, Broadband-improve, TV, Communication boxes, Telephone line, Gazette, Leaflets, Notice boards.
- **Open Green Spaces** - Keep, protect and preserve, Housing, Bypass litter picks, Play areas.
- **Employment & Business** – Businesses, Industrial areas, Coffee shop
- **Facilities & Services** – Allotments, Parking, Bus Service/ Bus Stops Bypass, Not needed, Scout Group, Youth/ Youth Clubs, Church School, GP Practices, Public Services, Swimming Pool, Trains, Village Hall.
- **Environment** – Wildlife, Nature/ Nature reserve, Community orchard Conservation area, Farmers, Fly tipping, Football pitch, Grass.
- **Footpaths & Bridleways** - Footpath use, Access, Bridleways, Cycle route, Signage
- **Flooding** - Barkby Road, Reservoir

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## HOW THE ISSUES HAVE BEEN CONSIDERED

- 3.10 All issues and comments raised at the community engagement drop-in event were collated and presented into a short report (see Appendix 1) and were used by the Queniborough Neighbourhood Plan Steering Group to:
- Further define the key issues and priorities for consideration and further exploration throughout the plan process.*
  - Help to define the contents and guide the development of the core evidence base required to back up and inform the Neighbourhood Plan*

## SECTION 4: STAKEHOLDER CONSULTATION EVENT

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- 4.1 Overview of the event is provided below.

**Table 3 - Overview of the Stakeholder Consultation Event**

<b>Date/time</b>	Tuesday 7 <sup>th</sup> November 2017, 6pm – 8pm
<b>Venue</b>	Queniborough C of E Primary School
<b>Format</b>	Presentations and group discussion
<b>Publicity</b>	Letter of invitation
<b>Attendance</b>	16 stakeholders plus 7 NP Steering Group members

- 4.2 The meeting was held in order to:
- *Raise awareness of the Queniborough Neighbourhood Plan among key local stakeholders, give an update on activity undertaken and key areas of focus.*

- *Identify opportunities and constraints related to the future development and delivery of services, facilities and infrastructure within the designated area.*
- *Contribute to the core evidence base for the Neighbourhood Plan.*
- *Identify and explore key issues that the Neighbourhood Plan will need to consider*
- *Help to inform the ongoing consultation and engagement process required to produce the plan.*

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## WHO WAS CONSULTED

- 4.3 The aim of this meeting was to engage and consult with all key stakeholders relevant to producing the Neighbourhood Plan.
- 4.4 Working with Queniborough Neighbourhood Plan Steering Group, the RCC developed a list of stakeholder contacts for consultation and engagement throughout the neighbourhood planning process. All identified stakeholders were invited to this meeting.
- 4.5 A total of 23 people attended the event including representatives from organisations listed in table 4.

**Table 4:**

<b>Organisations</b>
David Wilson Homes East Midlands
High Farm Kennels and Cattery – Landowners
Village Hall
Friendship Club
Arriva PLC – Commercial Development Manager – East
Powerhouse – afterschool club
Landowner
Principal Planning Officer, Plans, Policies & Place Making - Charnwood Borough Council
Queniborough November 5th Committee
Bluedot Architecture & Design
CPRE Leicestershire
Cycling Club
Landowner
Bowls Club
Landowner
Queniborough Parish Council

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## HOW PEOPLE WERE CONSULTED

- 4.6 A short presentation was given by the RCC, explaining what neighbourhood planning was about, the process to be followed and issues and opportunities to consider.

- 4.7 A facilitated discussion was held on the key issues and priorities for consideration within the Neighbourhood Plan with all comments being recorded.

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## ISSUES, PRIORITIES AND CONCERNS RAISED

- 4.8 The following key issues arose from the discussion among key stakeholders:
- **Traffic & Transport** - *Public Transport, Traffic/ traffic calming, Dangerous/ Hazard, Roads, HGV's, New by-pass, Parking, Signage, Cycling, Noise, Speeding, Surveys, Traffic lights*
  - **Facilities & Services** - *Outdoor space/ equipment, Shops, Services, Accessibility, Health Centre, Parking, School, Church, Community belonging, Network, Parish office, Pub, Scouts, Sustainability, Village hall, Walkways*
  - **Open Green Spaces/ Environment** – *Separation, King George V, Access, Local green space, Parking, Cemetery, Existing green space, Flood, Hedges/ trees, HGV's, Landscape, New development, New green space, Parks, Playing fields, Policies, School, Sports & recreation*
  - **Housing** – *Developments, Bungalows, Future building, Infill, Population, Affordable housing, Broadband, Building diversity, Cottages, Downsizing, Eco housing, Electric car chargers, Housing for the younger generations, Industrial development, Large housing, Sheltered accommodation, Single dwellings, Smaller housing*
  - **History & Heritage** - *Listed buildings, Conservation area, Preserve/ protect, Dovecote, Ridge/ furrows, Character of village, Heritage trails, Trees, Main street, Mill, Visual*
  - **Employment & Business/ Local Economy** - *Industrial estates, Shops, Local facilities, Broadband, Crime, Home working, Meeting space, Post office*
  - **Public Rights of Way** – *Footpaths, Maintenance, Cycling, Developers, Open gates, Signage, Speed restrictions, Trails, Well served*
  - **Renewable Energy** – *Drainage, Energy efficient, Flooding, Solar panels, Biomass, Car charging, Carbon neutral, Sewage, Surface water, Wind farms*
  - **Communications** – *Broadband, Mobile signal, Social media/ online, CIL, Control over services, Local plan, 106 agreements*

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## HOW THE ISSUES, PRIORITIES AND CONCERNS HAVE BEEN CONSIDERED

- 4.9 All the issues, priorities, concerns and comments raised within each workshop group were collated and presented in report format (see Appendix 1) and were used by the Queniborough Neighbourhood Plan Steering Group to:
- a) Build on information collected through previous consultation work to further inform the development of the overall vision and objectives of the plan.*
  - b) Further define the key issues and priorities for consideration and further exploration throughout the plan process.*
  - c) Help to define the contents and guide the development of the core evidence base required to back up and inform the Neighbourhood Plan*



## SECTION 5: WORKSHOP & LOGO COMPETITION / PRIMARY SCHOOL SURVEY

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5.1 An overview of the workshop and survey is provided below.

**Table 5 – Overview of the workshop and survey**

<b>Date</b>	May 2017 Workshop / June 2019 Survey
<b>Venue</b>	Queniborough C of E Primary School
<b>Format</b>	Presentation, discussion, logo design competition for the Neighbourhood Plan and completion of survey

5.2 The events were held in order to:

- *Engage with a representative number of local children attending the Primary School.*
- *Obtain feedback/comments*
- *Enable children to ask any questions about the Neighbourhood Plan.*

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### WHO WAS CONSULTED

5.3 The aim was to actively engage a representative number of children living in Queniborough and who attended the Queniborough C of E Primary School. The events were facilitated by the Queniborough Neighbourhood Plan Steering Group.

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### HOW WERE CHILDREN CONSULTED

5.4 Children were able to hear a short presentation about the Neighbourhood Plan, ask questions, enter a logo design competition for the Neighbourhood Plan and complete a short survey.

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### ISSUES, PRIORITIES AND CONCERNS RAISED

The following comments were recorded by children in relation to the survey results:

**3 things YOU LIKE about Queniborough:**

- *Beavers Club*
- *Living near friends*
- *Everyone is friendly*
- *The friendliness of the people*
- *People; friendly; safe*
- *The bonfire event is brilliant! Please don't let one person complaining spoil it for everyone else.*
- *Events*
- *Nice and small*
- *Places to go e.g. School, Pubs, Shops, Church*
- *Pubs*
- *Swimming Pool*
- *Church; Church community*

- Sweet shop
- School
- Lots of sports facilities – football, rugby, cricket, tennis, swimming pool
- The Dovecote
- Pretty houses; cottages; pavements
- Park – to be able to play. Park, the park, parks and fields
- Trees, nature around; Trees
- Walking around the village seeing the trees and flowers
- The countryside, nature trees, brook, flowers under the trees in spring
- The green areas
- Flowers
- It looks nice
- Well kept

### **3 things YOU DISLIKE about Queniborough:**

- Dangerous parking
- Busy roads; Roads too busy
- Traffic at the crossroads: The crossroads
- Noisy traffic - tractors
- (Need another crossing)
- Parking on the ringway at start/end of school: Parking: Cars on ringway /drop off
- At home time the parking outside of school is really bad
- (potholes); potholes
- More to do for older children
- Park is too small
- People breaking things on the park
- Gates at park? Car park for park
- Building new house on the fields
- Too many new houses (all Year 6)
- Not enough shops
- The Post Office
- Village Hall
- Resident and fireworks show!
- Rubbish; too much litter
- Littering
- People not cleaning up dog poo; dog fouling; dog fouling on the pavements and the park:
- People not picking up after their dog!
- Lots of dog poo. No bins - nowhere to put dog poo (all Yr. 6)
- Untidy weed
- Stinging nettles not cut down

### **3 ideas that you think could HELP TO IMPROVE Queniborough:**

- A tram system to avoid so much traffic near school
- Crossing near the crossroads; more crossings
- Car parking for the church
- Car parking round school
- Car parking round pubs
- More car parking
- No parking near school. Have areas for parking in
- Wider paths
- Stop new houses
- Café; Toy shop
- A diner!
- Better shops

- *Improve the type of shops – some more healthy*
- *Fun fair*
- *Bunting and decorations*
- *More bins*
- *Wildlife nature park (ponds, nature trail etc.)*
- *More play areas; Soft play area*
- *Separate dog zone in park*
- *More places for kids to go*
- *More park equipment: Larger equipment for older children at playpark e.g. climbing tower, monkey bars, nets for goals; More things on park*
- *Bigger field*
- *Activity area for children – may be inside*

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## HOW THE ISSUES, PRIORITIES AND CONCERNS HAVE BEEN CONSIDERED

5.5 All issues and comments raised through the survey were collated and presented into a short report (see Appendix 1) and were used by the Queniborough Neighbourhood Plan Steering Group to:

- c) *Further define the key issues, priorities for consideration and further exploration throughout the plan process.*
- d) *Help to define the Policy's and guide the development of the core evidence base required to back up and inform the Neighbourhood Plan.*

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## SECTION 6: HOUSEHOLD & YOUTH QUESTIONNAIRE

6.1 An overview of the Neighbourhood Plan Questionnaire is provided below.

**Table 6 – Overview of Neighbourhood Plan Questionnaire**

<b>Date</b>	15 <sup>th</sup> March – 31 <sup>st</sup> March 2019.
<b>Publicity</b>	Printed surveys delivered to all households in Queniborough. Publicity/promotion via Parish Council website, Social Media & Queniborough Gazette.
<b>Format</b>	Complete hard copy and return or complete Questionnaire online
<b>Response</b>	Household =493 & Youth =14

6.2 The Household Questionnaire was distributed to all households in the designated area to:

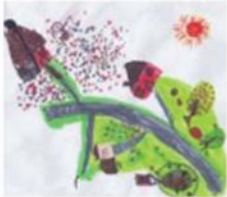
- *Identify what people enjoy about living in Queniborough.*
- *Identify housing need within Queniborough.*
- *Define the type/s of development most needed within Queniborough.*
- *Identify the improvements / additions to local infrastructure, services and facilities required.*

- Identify green spaces that are used, valued or should be protected.
- Identify opportunities for local businesses.

## WHO WAS CONSULTED

- 6.3 Hard copies of the Neighbourhood Plan Questionnaire were delivered to around 1500 occupied dwellings in the designated area with a total of 493 completed returns (32.9%).

**QUENIBOROUGH NEIGHBOURHOOD PLAN QUESTIONNAIRE**  
Supported by Queniborough Parish Council



**INTRODUCTION**

Following our consultation with the community and representatives from various organisations during 2018, we are now at the stage where we need to gain further evidence to support the issues and community preferences identified so far.

This questionnaire has now been developed based on the key issues raised and will enable us to gain this additional evidence, so please use this opportunity to let us know your views, ideas and priorities. By taking part, you will be helping to form the foundation of the Queniborough Neighbourhood Plan and make a real difference to the future shape of Queniborough for you and your children.

This printed questionnaire can be completed and handed in at:

- S & J News newsagents, 48, Syston Road, Queniborough
- The Parish Council Office, Rearsby Road, Queniborough or,
- 34, Syston Road, Queniborough

Extra printed copies of this questionnaire can also be obtained from the above locations.

**The online survey is easy, fast, and quicker to analyse. We would prefer you to use the online survey if possible.**

If you wish to download a copy of this questionnaire or complete the questionnaire online please go to the Parish Council Website below:  
<https://www.queniboroughhpc.org.uk/neighbourhood-plan.html>.

A separate online questionnaire is available for young people aged between 11-18 and can also be found on the Parish Council Website.

If you have any difficulty in completing the questionnaire and would like help to fill it in or if you need the questionnaire to be in larger print, please email [pambelljones@yahoo.co.uk](mailto:pambelljones@yahoo.co.uk) or call Pam on 0116 2607773.

**The closing date is Sunday 31st March 2019**

**Your privacy is very important to Queniborough Parish Council.**

The Parish Council will only hold data you supply in this questionnaire for the purposes of producing a Neighbourhood Plan. The data you supply will be kept confidential and will only be used by the Parish Council, the Neighbourhood Plan Steering Group and the planning consultants employed by the Council or its agents for the purposes of producing a Neighbourhood Plan and not for any other purpose. The data will only be retained until the Neighbourhood Plan is completed. It will then be destroyed.

A full copy of Queniborough Parish Council's General Privacy Notice is available on request or on the Parish Council's website [www.queniboroughhpc.org.uk](http://www.queniboroughhpc.org.uk)  
See 'About The Council' - Data Protection'.

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## HOW WERE PEOPLE CONSULTED

- 6.4 Working with RCC, the Queniborough Neighbourhood Plan Steering Group used the issues, priorities and data already obtained to design and produce a Neighbourhood Plan Questionnaire.
- 6.5 The questionnaire was available to complete in a hard copy or online for a period of just over 2 weeks.

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## ISSUES, PRIORITIES AND CONCERNS RAISED THROUGH THE QUESTIONNAIRE

- 6.6 **VISION FOR QUENIBOROUGH IN 2028:**  
The majority of respondents identified that the top four issues that the Queniborough Neighbourhood Plan needs to address are: Traffic and Transport, Green Spaces, Facilities and Services and the Countryside.

In relation to the eight drafted statements about what the people of Queniborough want to see by 2028, “our Vision for the future.” The majority of respondents (92%) agreed with these written statements.

The following comments were recorded by residents in relation to the survey results:

- 6.7 **TRAFFIC & TRANSPORT:**

Just over half the respondents indicated that they use the bus services serving the village, with Leicester, Melton and Syston being the three most popular destinations. They also rated the routes, timetables and access for those with disabilities as good.

The top three reasons given as to why respondents did not use the bus service serving the village was *‘Use a car’ ‘Not a bus to where I want to go’ and ‘Walk’*

Respondents indicated the following top three aspects of road traffic and road use within the parish as giving them concern *‘Traffic volumes within the parish’ ‘Speed of traffic’ and ‘Pedestrian safety’*

In relation to possible solutions to traffic use management, respondents indicated the following as their top three *‘Safe routes or crossings around the village’, ‘20 mph speed limits in the village’, ‘Electronic speed signs’*. From the comments received, issues around the Crossroads and HGV’s/weight restrictions were highlighted.

With regards parking and congestion hotspots in the village, the majority of respondents agreed that queueing traffic at the crossroads and parking outside the school is a concern.

- 6.8 **FACILITIES & SERVICES:**

The Village Hall and the Pubs were the highest rated as ‘good’ for meeting the current and future needs of the village. The shops were mainly rated as adequate, with comments suggesting that these could be improved. Doctors, sports and youth facilities were also highlighted as in need of improvement.

A high proportion of respondents indicated no opinion regarding facilities such as Day Nursery, Child Minding and Pre-School, reflective the demographics of those responding to



the questionnaire. In relation to what facilities and services are needed in the parish, healthcare services were the highest rated closely followed by improved mobile signal/broadband and parkland facilities.

A number of respondents also indicated that a coffee shop & deli / meeting place would be good.

## 6.9 HOUSING:

129 respondents indicated that they or a member of their household would be looking for alternative housing within Queniborough over the next (10 years). 47 respondents indicated that they would expect to move in (6+ years), 42 within (4-6 years), 36 in (1-3 years) and 8 within (1year). 90 of those responding indicated that an existing dwelling would be freed up within the parish as a result of this move.

The highest response was from the (20-44) age bracket, followed closely by the (45-64) age bracket. 65 of the respondents were couples with 36 identifying themselves as a family household, closely followed by 35 as a single household. The total number of household members expecting to move equates to 176.

The most popular number of bedrooms that respondents would expect to need is a family home of 2 or more bedrooms, followed by 1- or 2-bedroom bungalows, with a 5-bedroom household being the least popular. The majority did not have a specialist housing need, although a small number did indicate ground floor accommodation with support/care services.

The most popular responses as to why their current home does not meet their needs was because their current house is too large 58 respondents, with 31 respondents wanting to live independently, followed by 18 respondents identifying their house as too small.

The majority of respondents indicated that they would buy on the open market when considering paying for accommodation, followed by starter homes where purchase is limited to those with a particular maximum level of household income. 16 respondents indicated that they would like to build their own house.

Nearly half of all those responding to whole questionnaire identified 1- or 2-bedroom bungalows and 2-bedroom starter homes as being the size and type of housing that would be most needed in Queniborough parish, closely followed by family homes with 2 or more bedrooms and that these should be homes for local people/ people with local connections.

The majority of respondents think that a Settlement Boundary is a good way of controlling development in Queniborough and agreed with the Settlement Boundaries (Settlement Limit/s) identified on the map.

The majority of respondents feel that if more housing is needed in the parish it should be Brownfield development. Infill development and Conversion of rural buildings was also a popular choice.

The majority of respondents feel that Adequate off-street parking is an important feature of any new housing development in Queniborough. Protection of existing wildlife habitats and a mix of house designs sympathetic to the character of the village is also popular.

## 6.10 HERITAGE:

In relation to identifying any particular buildings, structures or sites in Queniborough parish considered to be of historic, archaeological or design value, other than those already listed, the Dovecote and the Old School (swimming pool) were the most popular along with 40 other suggestions.

## 6.11 ENVIRONMENT:

In relation to how do you use the countryside in our parish, the most popular option was walking/rambling followed by dog walking and bird watching, running and biking/cycling.

The majority of respondents walk along public footpaths and/or bridleways on a daily basis, closely followed by weekly use.

Most respondents did not identify any particular footpaths or bridleways around the village that caused a problem. Those encountering problems highlighted the Avenue Road footpath through to the fields to Millstone Lane, the footpath between Glebe Road and The Banks, the path to the Rugby Club, along with pavement parking and dog poo.

The vast majority of respondents indicated that they would not like to see any new paths or cycleways created within the Village. Popular suggestions among those that did indicate a need suggested a footpath/cycleway from Queniborough to Barkby via Syston Rugby Club and the Ridgemere, a circular route suitable for all age groups and abilities and a footpath through the end of phase two development on Barley Fields Estate towards the centre of the village.

The majority of respondents agree that there should be open countryside (Areas of Separation) between Queniborough, Syston, East Goscote and Barkby.

The majority of respondents rated King George's Field as an important green space, followed by Rearsby Road Playing Field, St Mary's Churchyard, Queniborough Cemetery, Mere Lane Field local wildlife site and Syston Rugby Football Club & Cricket Field. In addition, respondents also indicated Coppice Lane and surrounding fields as an important green space.

In relation to flooding, the vast majority of respondents indicated that they have not been directly affected by natural flooding in the last 10 years. Of those who said they had been affected, Main Street from Mere Lane and Coppice Lane and The Ringway were the top two locations stated.

With regards to renewable energy the majority of respondents felt that Small-scale renewable energy technologies integrated with new buildings or fitted to existing buildings should be encouraged within the parish. A majority of respondents were not supportive of wind turbines and wind farms being encouraged within the parish. In relation to solar farms 175 respondents were in favour with 170 respondents against.

## 6.12 EMPLOYMENT & BUSINESS

Although the majority of respondents indicated they were retired, of those that do travel to work, the majority (146) have less than a one-hour journey, with only (18) travelling more than an hour. A total of (57) indicated that they work within the parish or work from home.

The majority of respondents feel that Agriculture, farming related employment should be encouraged by the Neighbourhood Plan, followed by Pubs, restaurants/cafes and homeworking, shops/retail, tourism leisure and crafts. Transport, storage and distribution was the least popular.

In relation to what support is needed for local businesses, faster broadband was identified as the biggest need, followed by small retail/business units and office accommodation. Storage and warehousing units were less favourable.

The majority of respondents are not supportive of allocating more land to encourage employment or business.

## ISSUES & PRIORITIES RAISED THROUGH THE YOUTH QUESTIONNAIRE

### 6.13 LIVING IN QUENIBOROUGH:

All the respondents indicated that they had lived in Queniborough for more than 6 years, with the majority indicating over 10 years.

Nice parks, being near to sports facilities and the countryside and having a friendly village community were the top three reasons as to what they most liked about living in Queniborough.

In relation to what they least liked about living in Queniborough, the following top three reasons were given as volume of traffic and speeding, the amount of new housing being built and the Lack of youth facilities.

With regard to suggested improvements, better sports and parks facilities, reducing and the speed and volume of traffic, particularly around the crossroads and less housing were identified.

### 6.14 TRAFFIC & TRANSPORT:

The majority of the respondents indicated that they do not use public transport, with being *'driven by car'* being the main reason. Suggestions for what would make it easier to use public transport included having a bus service to Loughborough and for it to be less expensive. Those using public transport indicated that they travel to Leicester, to college or to Syston.

### 6.15 FACILITIES & SERVICES:

Half of the respondents felt that there are enough facilities for young people in Queniborough while the other half felt there wasn't, with a youth club being amongst the most popular choice for an extra facility followed by better park areas and sports facilities.

In relation to what activities they would participate in which are not currently available in Queniborough, a range of sports activities and a youth club were highlighted.

### 6.16 HOUSING:

The majority of respondents indicated that they would not like to remain living in the village when they are older, highlighting the desire for a quieter and less busy place and the need to try new areas. Those wanting to remain highlighted friends, families and nice Village as reasons to stay.

In relation to what housing is most needed if new houses are built in Queniborough, houses suitable for families, older people and housing for young people wanting to leave home were the top three choices. In terms of design, the majority of the respondents suggested *'Off street parking'* followed by *'Energy efficiency'* and *'Housing in keeping with buildings already in the parish'* and *'Housing designed to support wildlife'*

## 6.17 GREEN SPACES AND HERITAGE:

The majority of respondents selected 'Open spaces' to be most important to them, followed closely by 'Surrounding fields' and 'Countryside'.

Respondents identified walking/rambling, mountain biking, running and dog walking as the most popular way to use the countryside in Queniborough, with most respondents using public footpaths and/or bridleways on a weekly basis.

The majority of respondents identified that they would not like to see new footpaths or cycleways created in Queniborough. Those that did, suggested cycle paths on cross country routes and to Barkby or East Goscote.

In relation to whether there are any other special buildings or areas in Queniborough that are important, the Dovecote and the Old School/ (swimming pool) were highlighted.

## 6.18 COMMUNICATION:

The majority of respondents indicated that they find out what is going on in and around Queniborough through the Queniborough Gazette, followed by friends and family, with Social media being the least used.

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## HOW THE ISSUES, PRIORITIES AND CONCERNS HAVE BEEN CONSIDERED

- 6.19 All issues, preferences, priorities, concerns and comments raised within the questionnaire were collated into a report (see Appendix 1). These results were then used by the Queniborough Neighbourhood Plan Steering Group and the established Theme Groups to help concentrate on the key themes, issues, preferences and priorities identified in helping to create a first draft of the Neighbourhood Plan.

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## SECTION 7: PRE-SUBMISSION CONSULTATION

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- 7.1 As required under Part 5, Section 14 of the Neighbourhood Planning (General) Regulations 2012, Queniborough Parish Council with the support of RCC (Leicestershire & Rutland) completed a 6-week Pre-Submission Consultation on the Draft Neighbourhood Plan between 28<sup>th</sup> October – 9<sup>th</sup> December 2019.

Within this period Queniborough Parish Council in conjunction with RCC (Leicestershire & Rutland):

- a) *Publicised the draft Neighbourhood Plan to all that live, work, or do business within the Parish.*
- b) *Outlined where and when the draft neighbourhood plan could be inspected.*
- c) *Detailed how to make representations, and the date by which these should be received.*
- d) *Consulted any statutory consultation body (referred to in Paragraph 1 of Schedule 1 of the Neighbourhood Planning (General) Regulations 2012) whose interests may be affected by the proposals within the draft neighbourhood plan.*
- e) *Sent a copy of the proposed neighbourhood plan to the local planning authority.*

- 7.2 An overview of the Neighbourhood Plan Pre-Submission Consultation is provided below.

**Table 7**

<b>Consultation Period</b>	28 <sup>th</sup> October – 9 <sup>th</sup> December 2019
<b>Format</b>	Hard Copy / Online
<b>Publicity</b>	Letters; E-mails; Local Newsletter; Parish Website, Queniborough Gazette.
<b>Respondents</b>	14

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## WHO WAS CONSULTED

- 7.3 Queniborough Parish Council in conjunction with RCC (Leicestershire & Rutland) publicised the draft Neighbourhood Plan to all those that live, work, or do business within the parish and provided a variety of mechanisms to both view the plan and to make representations.
- 7.4 RCC (Leicestershire & Rutland) formally consulted all statutory consultation bodies identified within Paragraph 1 of Schedule 1 of the Neighbourhood Planning (General) Regulations 2012.
- 7.5 A total of 14 representations were received within the 6-week consultation period.

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## HOW WERE PEOPLE CONSULTED

- 7.6 The draft Neighbourhood Plan was published on Queniborough Parish Council website and was available to view for a 6-week period up to 9th December 2019. Paper copies were also available to view at Queniborough Parish Council office.





# Queniborough Neighbourhood Plan



In February 2017 the Parish Council had a report of the two drop-in sessions to consider the possibility of a Neighbourhood Plan for Queniborough. Given the attendance at the sessions, the range of comments supporting the need for a plan and the issues raised about the future of the village, the Council agreed to support a plan for the village and that Queniborough should be registered with the

planning department at Charnwood as a Neighbourhood Plan area.

- [Neighbourhood Plan Area Designation Application March 17](#) (PDF, 1.8 Mb)  
Neighbourhood Plan Area Designation Application

## Notice of pre-submission Consultation

A pre-submission consultation on the proposed Neighbourhood Plan for Queniborough Parish will take place for six weeks, starting from:

**Monday 28th October through to Monday 9th December 2019**

The consultation forms part of the statutory consultation in line with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012.

The Draft Neighbourhood Plan is the result of consultation with the Community, and interest groups and detailed work by Queniborough Neighbourhood Plan Steering Group over the last 3 years.

The pre-submission consultation will enable Queniborough Parish Council's Steering Group to gather feedback from those who live, work or do business in the area, to comment on the plan. The Neighbourhood Plan Steering Group will also be consulting with a range of statutory bodies to add to the feedback.

The draft Neighbourhood Plan can be viewed [here](#).

- [Pre-submission Neighbourhood Plan 2019](#) (PDF, 6 Mb)  
Draft Neighbourhood Plan

A paper copy of the Draft Neighbourhood Plan will also be available to view at Queniborough Parish Council Office, Rearsby Road, Queniborough, Leicester, LE 7 3DH at a series of drop-in sessions on:

**Saturday 9th November 10am - 12 noon**

**Tuesday 12th November 7.30pm - 9pm**

**Tuesday 3rd December 1pm - 3pm**

Comments on the Draft Neighbourhood Plan can be made using the Pre-Submission Comments Form available [here](#):

- [Queniborough Draft Neighbourhood Plan Comments Form](#) (MS Word, 64 Kb)  
Queniborough Draft Neighbourhood Plan Pre-submission Comments Form

Your Comments Forms must be either emailed to: [clerk@queniboroughpc.org.uk](mailto:clerk@queniboroughpc.org.uk) or posted to **Queniborough Pre-submission Consultation, Queniborough Parish Office, Rearsby Road, Queniborough, Leicester, LE7 3DH by Monday 9th December 2019.**

This is the last chance to influence the plan before submission to Charnwood Borough Council, which will then publish the proposed Plan for a further six-week period of consultation. Any responses to that consultation will then be sent, together with the plan, to an Independent Examiner. The Examiner may then: pass the Plan, refuse the Plan or require amendments to the Plan. If passed, the final Plan will then return to the Parish for a Referendum. If a majority of those voting approve the plan, it will then become part of a framework within which planning applications will be considered.

- 7.7 Statutory consultation bodies were contacted individually by e-mail and / or letter and invited to make representations on the draft Neighbourhood Plan by e-mail or by returning a standard written comments form.

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## **ISSUES, PRIORITIES AND CONCERNS RAISED**

- 7.8 Details of all comments / representations made in relation to the draft Neighbourhood Plan can be found at (Appendix 2)

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## **HOW THE ISSUES, PRIORITIES AND CONCERNS HAVE BEEN CONSIDERED**

- 7.9 All representations received were collated independently by the RCC (Leicestershire & Rutland), grouped according to which section of the draft Plan they concerned and inserted into a detailed Response Template (see Appendix 2).
- 7.10 Members of the Queniborough Neighbourhood Plan Steering Group with support from the RCC Associate Planner, independently reviewed the comments received to ensure that the analysis was subjective, fair and not subject to personal perception.
- 7.11 Once reviewed the Steering Group and the RCC Associate Planner utilised the comments received to inform and guide a series of amendments and additions to the draft Neighbourhood Plan, with justification for action taken documented in the Response Template provided at (Appendix 2)

## **SECTION 8: CONCLUSION**

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- 8.1 The publicity, engagement and consultation completed throughout the production of the 'Queniborough Neighbourhood Plan' has been open and transparent, with numerous opportunities provided for those that live, work and do business within the Neighbourhood Area to feed into the process, make comment, and to raise issues, priorities and concerns.
- 8.2 This Consultation Statement and the supporting consultation reports detailed in the Appendix have been produced to document the consultation and engagement process undertaken and are considered to comply with Part 5, Section 15 of the Neighbourhood Planning (General) Regulations 2012.

## Appendix 1: Consultation Results / Reports

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Full copies of all the consultation results and reports referred to within this Consultation Statement are available as follows:

- **PUBLIC COMMUNITY DROP-IN EVENT – SEPTEMBER 2017**  
Queniborough Parish Council website  
[https://www.queniboroughpc.org.uk/uploads/queniborough-np-community-drop-in-event-report-rcc-\(003\)final.pdf](https://www.queniboroughpc.org.uk/uploads/queniborough-np-community-drop-in-event-report-rcc-(003)final.pdf)
- **STAKEHOLDER CONSULTATION - NOVEMBER 2017**  
Queniborough Parish Council website  
<https://www.queniboroughpc.org.uk/uploads/queniborough-stakeholder-workshop-report-2017.pdf>
- **QUESTIONNAIRE RESULTS - MARCH 2019**  
Queniborough Parish Council website  
<https://www.queniboroughpc.org.uk/uploads/queniborough-questionnaire-results-household.pdf>
- **YOUTH QUESTIONNAIRE RESULTS - MARCH 2019**  
Queniborough Parish Council website  
<https://www.queniboroughpc.org.uk/uploads/queniborough-questionnaire-results-youth.pdf>
- **SCHOOL CONSULTATION QUESTIONNAIRE COLLATED 2019**  
Queniborough Parish Council website  
<https://www.queniboroughpc.org.uk/uploads/queniborough-primary-school-questionnaire-collated.pdf>
- **PRE-SUBMISSION CONSULTATION – OCTOBER/DECEMBER 2019**  
Queniborough Parish Council website  
<https://www.queniboroughpc.org.uk/uploads/queniborough-neighbourhood-plan-pre-submission-v4d.pdf>
- **WEB LINK OF ALL PUBLIC INFORMATION INCLUDING MEETINGS AND GAZETTE ARTICLES**  
Queniborough Parish Council website  
<https://www.queniboroughpc.org.uk/neighbourhood-plan.html>

## Appendix 2:

### Queniborough (Pre-Submission) Neighbourhood Plan: Consideration of Representations

Representor	Policy/ Paragraph etc	Representation (excluding appendices etc.)	Draft Response	Proposed revision to Queniborough Neighbourhood Plan
Arriva PLC	General Comments	Thank you for the opportunity to review your draft Neighbourhood Plan. We have no specific comments to make on the content. We are, however, interested in any feedback or suggestion in relation to our bus services that you may be able to share that came out of your 2019 survey; if there are any details you are able to pass on they would be most welcome.	Noted. The Parish Council will pass any comments on to Arriva from the survey questionnaire.	No change
David Duxbury	General Comments	A most comprehensive and essential document.	Noted	No change
Barkby & Barkby Thorpe Parish Council	General Comments	Thank you for sending this across, I have forwarded and no one from Barkby or Barkby Thorpe has any comments to make.	Noted	No change
Natural England	General Comments	Thank you for the consultation. Received 24/10/2019.	Noted	No change
Natural England has no comments to make on the Draft Neighbourhood Plan.	General Comments	No change	Noted	No change
National Grid	General Comments	An assessment has been carried out with respect to National Grid's electricity and gas transmission apparatus which includes high voltage electricity assets and high-pressure gas pipelines.  National Grid has identified that it has <u>no record</u> of	Noted	No change

Representor	Policy/ Paragraph etc	Representation (excluding appendices etc.)	Draft Response	Proposed revision to Queniborough Neighbourhood Plan
		<p>such apparatus within the Neighbourhood Plan area.</p> <p>SUBMISSION ON BEHALF OF THE NATIONAL GRID National Grid has appointed Wood to review and respond to development plan consultations on its behalf. We are instructed by our client to submit the following representation with regards to the above Neighbourhood Plan consultation.</p> <p>About National Grid National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales and National Grid Electricity System Operator (NGESO) operates the electricity transmission system across the UK. The energy is then distributed to eight electricity distribution network operators across England, Wales and Scotland. National Grid Gas plc (NGG) owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use. National Grid previously owned part of the gas distribution system known as 'National Grid Gas Distribution Limited (NGGDL). Since May 2018, NGGDL is now a separate entity called 'Cadent Gas'.</p> <p>To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, National Grid wishes to be involved in the preparation, alteration and</p>		



Representor	Policy/ Paragraph etc	Representation (excluding appendices etc.)	Draft Response	Proposed revision to Queniborough Neighbourhood Plan
		<p>review of plans and strategies which may affect national Grid's assets.</p> <p>Electricity Distribution The electricity distribution operator in Charnwood Council is Western Power Distribution. Information regarding the transmission and distribution network can be found at <a href="http://www.energynetworks.org.uk">www.energynetworks.org.uk</a></p> <p>Appendices - National Grid Assets</p> <p>Please find attached in:</p> <p>. Appendix 1 provides a map of the National Grid network across the UK.</p> <p>Please remember to consult National Grid on any Neighbourhood Plan documents or site-specific proposals that could affect our infrastructure. We would be grateful if you could add our details shown below to your consultation database.</p>		
<b>Charnwood Borough Council</b>	General Comments	<p>Thank you for providing an opportunity for Charnwood Borough Council to comment on the Regulation 14 consultation draft of the Queniborough Neighbourhood Plan (October 2019). Overall, we feel that the Plan is positively written and provides a sound basis for developing a final version of the Queniborough Neighbourhood Plan. This paper provides the response by the Council and comprises potential conformity issues we wish to raise and a separate section which provides comments only which are intended to be helpful to the plan making process.</p>	Noted	No change

Representor	Policy/ Paragraph etc	Representation (excluding appendices etc.)	Draft Response	Proposed revision to Queniborough Neighbourhood Plan
<b>Burgess Salmon</b>	General Comments	<p>We act on behalf of Mr Proctor, the owner of Queniborough Old Hall (the “Old Hall”).</p> <p>We have been instructed to submit a response to Queniborough Parish Council’s pre-submission consultation on the draft Queniborough Neighbourhood Plan 2019 – 2028 (the “draft Plan”). Responses are invited by 9 December 2019, and this response is therefore submitted in time.</p> <p>Our client has a number of concerns with the provisions of the draft Plan, and requests that the following amendments are made:</p> <ol style="list-style-type: none"> <li>1. Redrawing of the Queniborough Settlement Boundary to retain Old Hall;</li> <li>2. Redrawing of the Policies Map to accurately reflect the Queniborough Conservation Area boundary;</li> <li>3. Removal of the designation of Old Hall grounds as Local Green Space (Policy Q2);</li> <li>4. Redrawing of the ‘green infrastructure’ designation to include only the Brook and ensure it does not impose restrictions on our client’s private garden ground;</li> <li>5. Removal of the ‘wildlife corridor’ designation and ‘green infrastructure designation’ from the Old Hall’s private gardens in relation to Queniborough Brook,</li> </ol>	<p>The Qualifying Body has been inclusive and open in the preparation of its neighbourhood plan and ensured that the wider community has been kept fully informed of what is being proposed; able to make their views known throughout the process; has opportunities to be actively involved in shaping the emerging neighbourhood plan; and is made aware of how their views have informed the draft neighbourhood plan.</p> <p>Initial consultation on the Neighbourhood Plan for Queniborough took place at the Village Hall on 30th September 2017. Residents were invited to give their view on the future development of the area. Those that couldn’t attend could give their comments in writing.</p> <p>In March 2019, a questionnaire was distributed to Parishioners inviting them to set out their views on the future of the Parish. This questionnaire explored in more detail some of the findings of the earlier survey. A total of 493 completed questionnaires were received, including one on behalf of Mr Proctor.</p> <p>The (Pre-Submission) Draft version of the Queniborough Neighbourhood Plan was the subject of consultation for a period of no less than six weeks on the proposed Neighbourhood Plan for</p>	A Consultation Statement be prepared.

Representor	Policy/ Paragraph etc	Representation (excluding appendices etc.)	Draft Response	Proposed revision to Queniborough Neighbourhood Plan
		<p>and consequential amendments to Policy Q8; and</p> <p>6. Deletion of the second limb of Policy Q7 and whole of Policy Q9.</p> <p>The reasons for the requested amendments are set out below.</p> <p>We would note at the outset that our client as landowner was not consulted on the proposals that directly affect their property, and not invited to a “stakeholder” event organised by the Parish Council. This is contrary to guidance in the UK Government’s Planning Practice Guidance, which states:</p> <p><i>“Other public bodies, landowners and development industry should, as necessary and appropriate, be involved in preparing a draft neighbourhood plan or Order. By doing this, qualifying bodies will be better placed to produce plans that provide for sustainable development which benefits the local community whilst avoiding putting unrealistic pressures on the cost and deliverability of that development”</i> (emphasis added) (Paragraph: 048 Reference ID: 41-048-20140306)</p>	<p>Queniborough will run from 28th October to 9th December 2019. A leaflet publicising the Pre-Submission Draft of the Plan was delivered to all households within the Parish.</p> <p>During the consultation period, ‘drop in’ sessions will be held in Queniborough Parish Council Committee Room in the Village Hall. Representations have been made on behalf of Mr Proctor to the (Pre-Submission) Draft version of the Queniborough Neighbourhood Plan. The Plan will then be submitted to Charnwood Borough Council for publication and, under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012, a further six-week public consultation will take place before it is sent to an Independent Examiner. This will provide Mr Proctor with further opportunities to give his views on the future development of the area. It follows that Mr Proctor has and will continue to have ample opportunities to make his views known throughout the process and, indeed, he has already been an active participant. A Consultation Statement, including a summary of all comments received and how these were considered, will be made available.</p>	

Representor	Policy/ Paragraph etc	Representation (excluding appendices etc.)	Draft Response	Proposed revision to Queniborough Neighbourhood Plan
<b>Charnwood Borough Council</b>	General Comments	<p>The Queniborough Neighbourhood Plan must be in general conformity with the strategic policies of the development plan if it is to meet the basic condition test. The Charnwood Local Plan 2011-2028 Core Strategy was adopted on 9<sup>th</sup> November 2015 and provides the strategic policies for delivering growth in the Borough. The Neighbourhood Plan should be in general conformity with this document, as well as the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG).</p> <p>The following points have been identified as areas where this general conformity may not be met.</p>	A Basic Conditions Statement will be prepared to support the Neighbourhood Plan which shows the plan's conformity with the Local Plan, NPPF and Planning Practice Guidance.	A Basic Conditions Statement be prepared.
<b>Charnwood Borough Council</b>	General Comments	Alongside the issues of general conformity raised above, the following points have been identified which may assist in the preparation of the plan. In this respect, they are intended to be helpful in the spirit of cooperation and are not made as objections to the draft Neighbourhood Plan.	A Basic Conditions Statement will be prepared to support the Neighbourhood Plan which shows the plan's conformity with the Local Plan, NPPF and Planning Practice Guidance.	A Basic Conditions Statement be prepared.
<b>Gladman</b>	General Comments	<p>This letter provides Gladman's representations to the draft version of the Queniborough Neighbourhood Plan (QNP) under regulation 14 of the Neighbourhood Planning (General) Regulations 2012. This letter seeks to highlight the issues with the plan as currently presented and its relationship with national and local planning policy. Gladman has considerable experience in neighbourhood planning, having been involved in the process during the preparation of numerous plans across the country, it is from this experience that these representations are prepared.</p> <p>Legal Requirements</p>	A Basic Conditions Statement will be prepared to support the Neighbourhood Plan which shows the plan's conformity with the Local Plan, NPPF and Planning Practice Guidance.	A Basic Conditions Statement be prepared.

Representor	Policy/ Paragraph etc	Representation (excluding appendices etc.)	Draft Response	Proposed revision to Queniborough Neighbourhood Plan
		<p>Before a neighbourhood plan can proceed to referendum it must be tested against a set of basic conditions set out in paragraph 8(2) of Schedule 4b of the Town and Country Planning Act 1990 (as amended). The basic conditions that the QNP must meet are as follows:</p> <ul style="list-style-type: none"> <li>a) <i>Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order.</i></li> <li>d) <i>The making of the order contributes to the achievement of sustainable development.</i></li> <li>e) <i>The making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).</i></li> <li>f) <i>The making of the order does not breach, and is otherwise compatible with, EU obligations.</i></li> <li>g) <i>Prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been compiled with in connection with the proposal for the order (or neighbourhood plan).</i></li> </ul> <p>National Planning Policy Framework and Guidance On the 24<sup>th</sup> July 2018, the Ministry of Housing, Communities and Local Government published the revised National Planning Policy Framework. The first revision since 2012, it implements 85 reforms announced previously through the Housing White Paper. This version was itself superseded on the 19<sup>th</sup> February 2019, with the latest version, largely</p>		



Representor	Policy/ Paragraph etc	Representation (excluding appendices etc.)	Draft Response	Proposed revision to Queniborough Neighbourhood Plan
		<p>only making alterations to the Government’s approach for the Appropriate Assessment as set out in Paragraph 177, clarification to footnote 37 and amendments to the definition of ‘deliverable’ in Annex 2.</p> <p>The National Planning Policy Framework (the Framework) sets out the Government’s planning policies for England and how these are expected to be applied. In doing so it sets out the requirements for the preparation of neighbourhood plans to be in conformity with the strategic priorities for the wider area and the role they play in delivering sustainable development to meet development needs.</p> <p>At the heart of the Framework is a presumption in favour of sustainable development, which should be seen as a golden thread through plan-making and decision-taking. This means that plan makers should positively seek opportunities to meet the development needs of their area and Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change. This requirement is applicable to neighbourhood plans. The recent Planning Practice Guidance (PPG) updates make clear that neighbourhood plans should conform to national policy requirements and take account of and most up-to-date evidence of housing needs in order to assist the Council in delivering sustainable development, a neighbourhood plan basic condition.</p> <p>The application of the presumption in favour of sustainable development will have implications for how communities engage with neighbourhood planning. Paragraph 13 of the Framework makes</p>		

Representor	Policy/ Paragraph etc	Representation (excluding appendices etc.)	Draft Response	Proposed revision to Queniborough Neighbourhood Plan
		<p>clear that Qualifying Bodies preparing neighbourhood plans should develop plans that support strategic development needs set out in Local Plans, including policies for housing development and plan positively to support local development.</p> <p>Paragraph 15 further makes clear that neighbourhood plans should set out a succinct and positive vision for the future of the area. A neighbourhood plan should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency. Neighbourhood Plans should seek to proactively drive and support sustainable economic development to deliver the homes, jobs and thriving local places that the country needs, whilst responding positively to the wider opportunities for growth.</p> <p>Paragraph 29 of the Framework makes clear that a neighbourhood plan must be aligned with the strategic needs and priorities of the wider area and plan positively to support the delivery of sustainable growth opportunities .</p> <p>Relationship to Local Plan To meet the requirements of the Framework and the Neighbourhood Plan Basic Conditions, neighbourhood plans should be prepared to conform to the strategic policy requirements set out in the adopted Development Plan. The adopted Development Plan relevant to the preparation of the QNP consists of the Charnwood Local Plan Core Strategy (CLPCS) (2015) and the saved policies of the Borough of Charnwood Local Plan (BCLP)</p>		

Representor	Policy/ Paragraph etc	Representation (excluding appendices etc.)	Draft Response	Proposed revision to Queniborough Neighbourhood Plan
		<p>(2004). The Charnwood Local Plan Core Strategy sets out the vision, objectives, spatial strategy and overarching policies to guide development in the Charnwood borough area up to 2028. Charnwood Borough Council are currently in the process of preparing a new Local Plan that will supersede the policies of the CLPCS and BCLP once adopted. The new Local Plan is being prepared in the context of the Leicester and Leicestershire Strategic Growth Plan and will set out the overarching planning policies and development strategy for the borough up to 2036. The Council are currently consulting on a draft of this plan which can help inform the policies of the QNP but as the emerging Local Plan has not reached an advanced stage in preparation it is essential that the QNP allows flexibility so that it can respond positively to changes in circumstances which might arise over the plan period i.e. an increase in the amount of housing required by a new Local Plan. This degree of flexibility is required to ensure that the QNP is capable of being effective over the duration of its plan period and not ultimately superseded by s38(5) of the Planning and Compulsory Purchase Act 2004.</p> <p>Queniborough Neighbourhood Plan This section highlights the key issues that Gladman would like to raise with regards to the content of the QNP as currently proposed. It is considered that some policies do not reflect the requirements of national policy guidance, Gladman have therefore sought to recommend a series of alternative options that should be explored prior to</p>		

Representor	Policy/ Paragraph etc	Representation (excluding appendices etc.)	Draft Response	Proposed revision to Queniborough Neighbourhood Plan
		the Plan being submitted for Independent Examination.		
<b>Gladman</b>	General Comments	Gladman recognises the role of neighbourhood plans as a tool for local people to shape the development of their local community. However, it is clear from national guidance that these must be consistent with nation planning policy and the strategic requirements for the wider authority area. Through this consultation response, Gladman has sought to clarify the relation of the QNP as currently proposed with the requirements of national planning policy and the strategic policies for the wider area. Gladman hopes you have found these representations helpful and constructive. If you have any questions do not hesitate to contact me or one of the Gladman team.	A Basic Conditions Statement will be prepared to support the Neighbourhood Plan which shows the plan's conformity with the Local Plan, NPPF and Planning Practice Guidance.	A Basic Conditions Statement be prepared.
<b>David Wilson Homes</b>	General Comments	<p>The Queniborough Neighbourhood Plan has been prepared under the neighbourhood planning regime first established under the Localism Act and the National Planning Policy Framework (the Framework). Once 'made', the Queniborough Neighbourhood Plan will form part of the Development Plan, requiring that planning applications are determined in accordance with the Neighbourhood Plan, unless material considerations indicate otherwise; awarding of the same status as Local Plans in decision making.</p> <p>Paragraph 37 of the Framework (2019) sets out that Neighbourhood Plans must meet certain 'basic conditions' and other legal requirements before they can come into force. These 'basic conditions' are set out at paragraph 8(2) of schedule 4B of the 1990 Town and Country Planning Act. This will be</p>	A Basic Conditions Statement will be prepared to support the Neighbourhood Plan which shows the plan's conformity with the Local Plan, NPPF and Planning Practice Guidance.	A Basic Conditions Statement be prepared.

Representor	Policy/ Paragraph etc	Representation (excluding appendices etc.)	Draft Response	Proposed revision to Queniborough Neighbourhood Plan
		<p>tested through the independent examination that will take place once Charnwood Borough Council has consulted on the Neighbourhood Plan. The Neighbourhood Plan must pass the 'basic conditions' , including:</p> <ul style="list-style-type: none"> <li>.Have regard to the national policies and advice contained in guidance issued by the Secretary of State;</li> <li>.Contribute to the achievement of sustainable development;</li> <li>.Be in general conformity with the strategic policies of the development plan for the area (adopted Charnwood Core Strategy and the emerging Local Plan Review); and</li> <li>.Be compatible with the European Union European Convention on Human Rights Obligations.</li> </ul>		
<b>Charnwood Borough Council</b>	General Comments	<p>Care should be taken to ensure that policies are precisely worded and easily understandable to guarantee that the policy's intent is understood and translated into the development which occurs on the ground.</p> <p>Robust justification and evidence will be required to support policies and defend them at examination. A lack of evidence may result in difficulties at examination and could lead to the deletion of policies. The evidence can take many different forms, such as commissioned pieces of work, documentation from consultation events, minutes from meetings, survey work, leaflet drops etc.</p>	Noted.	The Parish Council's website be amended to include the Neighbourhood Plan evidence base.

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		<p>The Neighbourhood Plan forms part of the development plan, giving a local perspective to strategic policies. It is not necessary to replicate policies which are provided through the NPPF or Charnwood Local Plan.</p>		
<b>Charnwood Borough Council</b>	General	<p>We would be more than happy to explain further any of the comments made above and consider alternative wording to overcome any issues raised.</p>	<p>Representatives of the Qualifying Body and Charnwood Borough Council met on 26 February 2020 to discuss proposed modifications to the Neighbourhood Plan.</p>	No change
<b>Leicestershire County Council</b>	Minerals and Waste	<p>The County Council is the Minerals and Waste Planning Authority; this means the council prepares the planning policy for minerals and waste development and also makes decisions on mineral and waste development.</p> <p>Although neighbourhood plans cannot include policies that cover minerals and waste development, it may be the case that your neighbourhood contains an existing or planned minerals or waste site. The County Council can provide information on these operations or any future development planned for your neighbourhood.</p> <p>You should also be aware of Mineral Consultation Areas, contained within the adopted Minerals Local Plan and Mineral and Waste Safeguarding proposed in the new Leicestershire Minerals and Waste Plan. These proposed safeguarding areas and existing Mineral Consultation Areas are there to ensure that non-waste and non-minerals development takes place in a way that does not negatively affect mineral resources or waste</p>	<p>Areas of Queniborough Neighbourhood Area are subject to mineral safeguarding (sand and gravel. No land is allocated for development.</p>	No change



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		operations. The County Council can provide guidance on this if your neighbourhood plan is allocating development in these areas or if any proposed neighbourhood plan policies may impact on minerals and waste provision.		
<b>Leicestershire County Council</b>	General Comments	Property - Strategic Property Services No comment at this time.	Noted	No change
<b>Leicestershire County Council</b>	Equalities	While we cannot comment in detail on plans, you may wish to ask stakeholders to bear the Council's Equality Strategy 2016-2020 in mind when taking your Neighbourhood Plan forward through the relevant procedures, particularly for engagement and consultation work. A copy of the strategy can be view at: <a href="http://www.leicestershire.gov.uk/sites/default/files/field/pdf/2017/1/30/equality-strategy2016-2020.pdf">www.leicestershire.gov.uk/sites/default/files/field/pdf/2017/1/30/equality-strategy2016-2020.pdf</a>	The Neighbourhood Plan will be the subject of an Equalities Impact Assessment.	An Equalities Impact Assessment of the Neighbourhood Plan be undertaken.
<b>Leicestershire County Council</b>	Paragraph 1.8	The plan references the NPPF (2018). However, the planning group should be mindful that this was updated in February 2019.	Agreed. The revised National Planning Policy Framework was updated on 19 February 2019.	Paragraph 1.8 be modified to: <i>The revised National Planning Policy Framework was updated on 19 February 2019 and sets out the Government's planning policies for England and how these are expected to be applied. This revised</i>

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				<i>Framework replaces the previous National Planning Policy Framework published in March 2012 and revised in July 2018.</i>
<b>Leicestershire County Council</b>	Transport	<p>Highways The County Council recognises that residents may have concerns about traffic conditions in their local area, which they feel may be exacerbated by increased traffic due to population, economic and development growth.</p> <p>Like very many local authorities, the County Council's budgets are under severe pressure. It must therefore prioritise where it focuses its reducing resources and increasingly limited funds. In practice, this means that the County Highway Authority (CHA), in general, prioritises its resources on measures that deliver the greatest benefit to Leicestershire's residents, businesses and road users in terms of road safety, network management and maintenance. Given this, it is likely that highway measures associated with any new development would need to be fully funded from third party funding, such as via Section 278 or 106 (S106) developer contributions. I should emphasise that the CHA is generally no longer in a position to accept any financial risk relating</p>	Noted. 94% respondents identified traffic and transport as the top issue for the Neighbourhood Plan.	No change

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		<p>to/make good any possible shortfall in developer funding.</p> <p>To be eligible for S106 contributions proposals must fulfil various legal criteria. Measures must also directly mitigate the impact of the development e.g. they should ensure that the development does not make the existing highway conditions any worse if considered to have a severe residual impact. They cannot unfortunately be sought to address existing problems.</p> <p>Where potential S106 measures would require future maintenance, which would be paid for from the County Council's funds, the measures would also need to be assessed against the County Council's other priorities and as such may not be maintained by the County Council or will require maintenance funding to be provide as a commuted sum.</p> <p>With regard to public transport, securing S106 contributions for public transport services will normally focus on larger developments, where there is a more realistic prospect of services being commercially viable once the contributions have stopped i.e. they would be able to operate without being supported from public funding.</p> <p>The current financial climate means that the CHA has extremely limited funding available to undertake minor highway improvements. Where there may be the prospect of third party funding to deliver a scheme, the County Council will still</p>		

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		<p>normally expect the scheme to comply with prevailing relevant national and local policies and guidance, both in terms of its justification and its design; the Council will also expect future maintenance costs to be covered by the third party funding. Where any measures are proposed that would affect speed limits, on-street parking restrictions or other Traffic Regulation Orders (be that to address existing problems or in connection with a development proposal), their implementation would be subject to available resources, the availability of full funding and the satisfactory completion of all necessary Statutory Procedures.</p>		
<b>David Duxbury</b>	Transport Pg. 12 Para 3.3	It is essential to establish the location of the proposed roadway between the A46 & the M1 before further planning is realised In the Queniborough area.	There are plans to provide a new strategic route to allow travel between the A46, M1 and M6 and around Leicester's urban area to the south and east. This will provide an opportunity to link to the M1 via a new junction 20A. The precise route of the new road is not known at this stage.	No change
<b>Leicestershire County Council</b>	Transport Pg. 12	<p>As described, roads within Queniborough benefit from Traffic Regulation Orders prohibiting goods vehicles greater than 7.5T GVW, a legally enforceable TRO restricts access to HGV's unless they have legitimate access needs, for example delivering goods to local premises.</p> <p>The village has previously benefitted from the introduction of traffic calming features; it is unlikely that further measures would be funded by the County Council; the full whole life costs of any additional measures would need to be funded by</p>	Noted.	Paragraph 3.18 be modified by adding the following: <i>The village has previously benefitted from the introduction of traffic calming features and it is unlikely that</i>

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		<p>the Parish Council or third-party contributions in their entirety.</p> <p>The parish must be aware of the costs associated with provision of new footpaths/cycleways as these would need to be fully funded by a third party and not LCC.</p>		<i>further measures would be funded by the County Council.</i>
<b>David Duxbury</b>	Transport Pg. 15 Para 3.2	There are no parking facilities for vehicles taking & collecting children from school, causing chaos in the Main Street. I suggest widening of the road in front of the school and school playing field a length of 160 yards, up to the existing school boundary fence would mitigate this problem	<p>One of the key issues for the village is transport, but there is sometimes confusion over what kinds of transport issues a neighbourhood plan can address. Many traffic matters fall outside the scope of planning. For example, changes to traffic management on existing transport networks are usually a matter for the highway authority to deal with. So, changes to parking restrictions, speed limits, signage, weight restrictions, road widening, and traffic circulation fall outside the scope of a neighbourhood plan.</p> <p>However, the issue of parking near the school has been identified as a project in Appendix 1 which, unlike the land use planning policies, will not carry any legal weight and because of this will not be subject to the examination.</p>	No change
<b>Charnwood Borough Council</b>	Policy Q1 Parking	Policy Q1 Parking on page 16 makes reference to parking standards in Appendix 2. It would be helpful to understand the rationale for the parking standards. Are they taken from the Leicestershire County Council's Design Guide? If not, what evidence is there to support the inclusion of parking standards?	<p>The Leicestershire Highway Design Guide is not a suitable starting point for the application of Car Parking Standards. Section DG14 (Part 3) of the Highway Design Guide sets out off-street parking standards.</p> <p><a href="https://resources.leicestershire.gov.uk">https://resources.leicestershire.gov.uk</a></p>	No change

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			<p>/environment-and-planning/planning/leicestershire-highway-design-guide These standards (other than residential) are taken from RPG8 which has been revoked. Furthermore, they are expressed as maximum vehicular parking standards contrary to NPPF paragraph 106 which states that 'maximum parking standards for residential and non-residential development should only be set where there is a clear and compelling justification...'. We have instead used the Leicestershire Highway Design Guide parking standards to set minimum requirements.</p>	
<b>Gladman</b>	Policy Q1 Parking	<p>This policy seeks for new development to be in accordance with the Parking Standards set out in Appendix 2. Whilst these standards could be encouraged, seeking this to be a requirement would require proportionately robust evidence for why these standards are appropriate. The impacts of such would also need to be viability tested to ensure that these standards do not potentially undermine the viability of development proposals. Gladman suggest that the wording of the policy could be changed to state that development proposals should 'have regard' to Appendix 2 rather than make this a requirement to accord with the basic conditions.</p>	<p>We have used the Leicestershire Highway Design Guide parking standards to set minimum requirements.</p>	No change



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<b>Charnwood Borough Council</b>	Policy Q2 Local Green Space	Policy Q2 Local Green Space. The supporting text notes that Appendix 3 summarises the importance of the Local Green Spaces. It will be important to understand how these criteria were developed. Paragraph 100 of the NPPF notes that the Local Green Space designation should only be used where the green space is in 'reasonably close proximity to the community it serves'. It is not clear if each proposed Local Green Space meets the criteria.	The proposed Local Green Spaces are demonstrably special to the local community and hold particular local significance for example because of beauty/historic significance/recreational value/tranquillity/ecological value. Appendix 3 summarises the reasons for designation and a full statement for each Local Green Space is available separately.	The Parish Council's website be amended to include the Neighbourhood Plan evidence base.
<b>Burgess Salmon</b>	Policy Q2 Local Green Space	<p>Our client has advised us that, at a community consultation event in 2017, residents were invited to indicate, by placing stickers on a map, areas they considered important. We understand that, while one sticker was stuck on the Old Hall's driveway, (which is private and not visible from the road), there was no other indication that residents considered the Grounds to be a locally important green space.</p> <p>In seeking views in relation to Local Green Spaces, the questionnaire, at Q33, states that <i>"You can identify for special protection, 'Green Spaces' of importance to you because of the green area's beauty, historic importance, recreational value, tranquillity or richness of its wildlife."</i> This description of the purpose behind designation of Local Green Spaces is not consistent with its application in policies Q2 and Q7 of the draft Plan.</p> <p>Q33, listed 8 proposed 'Local Green Spaces', including the Old Hall grounds, and asked <i>"which of the following Green Spaces in Queniborough are of</i></p>	<p>The Qualifying Body has been inclusive and open in the preparation of its neighbourhood plan and ensured that the wider community has been kept fully informed of what is being proposed; able to make their views known throughout the process; has opportunities to be actively involved in shaping the emerging neighbourhood plan; and is made aware of how their views have informed the draft neighbourhood plan.</p> <p>Initial consultation on the Neighbourhood Plan for Queniborough took place at the Village Hall on 30th September 2017. Residents were invited to give their view on the future development of the area. Those that couldn't attend could give their comments in writing.</p> <p>In March 2019, a questionnaire was distributed to Parishioners inviting them to set out their views on the</p>	No change

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		<p><i>particular importance to you or members of your household?"</i> It also allowed other Local Green Spaces to be proposed.</p> <p>The questionnaire does not explain why the Old Hall grounds, including the garden, were considered to be of importance, and did not allow respondents to explain why the Old Hall grounds and garden were of particular importance to them.</p> <p>Appendix 3 was not annexed to the questionnaire, and therefore, in answering Q33, respondents were unaware of the reasons why these options were put forward, and were unable to consider whether the proposed Local Green Spaces were of <i>"particular significance"</i> to them for the reasons for which they were proposed for designation.</p> <p>The Summary Report states that:</p> <p><i>"The majority of respondents rated King George's Playing Field as an important green space, followed by Rearsby Road Playing Field, St Mary's Churchyard, Queniborough Cemetery, Mere Lane Field local wildlife site and Syston Rugby Football Club and Cricket Field. In addition, respondents also indicated Coppice Lane and surrounding fields as an important green space."</i></p> <p>The green spaces listed are areas generally accessible to the public, and clearly of a different character in terms of accessibility and use compared to the Old Hall's private garden and grounds. The surrounding fields to Coppice Lane</p>	<p>future of the Parish. This questionnaire explored in more detail some of the findings of the earlier survey. A total of 493 completed questionnaires were received, including one on behalf of Mr Proctor.</p> <p>Respondents were invited to identify which of eight Green Spaces in Queniborough parish were of particular importance. 220 respondents identified Old Hall grounds.</p> <p>It should be noted that the Neighbourhood Plan is prepared by the Qualifying Body- Queniborough Parish Council. It has had regard to views of the wider community in preparing the draft Neighbourhood Plan.</p>	

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		<p>are to the north of the Brook (as shown on figures 10 and 15 in the Draft Plan), and our client noted support for this designation at the consultation event. Old Hall and its grounds are to the south of the Brook and, as noted, there was very little support for designation. It should also be noted that there is no reference in the Summary Report to Old Hall and its grounds.</p>		
<p><b>Burgess Salmon</b></p>	<p>Policy Q2: Local Green Spaces</p>	<p>Paragraphs 99 and 10 of the National Planning Policy Framework state that:</p> <p><i>“The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated and be capable of enduring beyond the end of the plan period.</i></p> <p><i>The Local Green Space designation should only be used where the green space is:</i></p> <ul style="list-style-type: none"> <li><i>a) in reasonably close proximity to the community it serves;</i></li> <li><i>b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including</i></li> </ul>	<p>National policy makes provision for local communities to identify green areas of importance to those communities, where development will not be permitted except in very special circumstances. From our 2019 Questionnaire Survey we know that many respondents supported the protection of the Old Hall grounds as a Local Green Space. Their importance is summarised in Appendix 3 of the Neighbourhood Plan and a detailed Local Green Space appraisal has been prepared.</p> <p>Land can be considered for designation even if there is no public access. Designation does not confer any rights of public access over what exists at present.</p>	<p>The Parish Council’s website be amended to include the Neighbourhood Plan evidence base.</p>

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		<p><i>as a playing field), tranquillity or richness of its wildlife; and</i></p> <p><i>c) local in character and is not an extensive tract of land,”</i></p> <p>The proposed designation of the Old Hall grounds as a Local Green Space is contrary to NPPF. The Old Hall grounds do not serve the community and are private garden grounds. The Old Hall grounds are not readily visible from public areas.</p> <p>Policy Q2 relates to the community amenity importance of an asset. The Old Hall grounds, as private garden grounds, do not fulfil this function. No consideration appears to have been given to whether any of the proposed Local Green Space allocations meet the NPPF criteria.</p> <p>The Old Hall grounds are as part of the setting of the Grade II* Old Hall. They are already protected by the Planning (Listed Buildings and Conservation Areas) Act 1990, being both part of the setting of a Listed Building, and part of the Queniborough Conservation Area.</p> <p>As a matter of fact, the Old Hall grounds are not open to the public, and designation of the Old Hall grounds cannot change the position. No evidence is provided that justifies the proposed designation of the Old Hall grounds as Local Green Space. The consultation responses do not demonstrate our client’s garden ground is considered as special to the local community.</p>		

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		<p>For these reasons, the proposed allocation of the Old Hall grounds as Local Green Space is considered inappropriate. The Parish Council appear to be conflating heritage importance with community significance. The Old Hall grounds do not meet the NPPF criteria and are not available to the community or of community importance. The Grounds' importance as a heritage asset is protected by virtue of being located within the Conservation Area, and as forming the setting of the Grade II* Listed Old Queniborough Hall.</p>		
<p><b>Burgess Salmon</b></p>	<p>Policy Q2 Local Green Spaces</p>	<p>Draft Plan Policy Q2 seeks to designate 10 areas as “Local Green Spaces” – this includes designation of the “Old Hall grounds”. The designation shown on the Policies Map includes the gardens of the Old Hall. The supporting text at paragraph 4.1 notes, “<i>National policy makes provision for local communities to identify green areas of importance to those communities, where development will not be permitted except in very special circumstances.</i>”</p> <p>Appendix 3 of the draft Plan sets out a “<i>summary of reasons for designation</i>” in relation to the 10 Local Green Spaces allocated. Limited information is provided in Appendix 3, as it simply lists six generic potential reasons, and indicates whether that reason does, or does not, apply to each of the allocated Local Green Spaces. There is no detailed information as to how or why the Parish Council consider the indicated reasons to be applicable in relation to each proposed Local Green Space.</p>	<p>National policy makes provision for local communities to identify green areas of importance to those communities, where development will not be permitted except in very special circumstances. From our 2019 Questionnaire Survey we know that many respondents supported the protection of the Old Hall grounds as a Local Green Space. Their importance is summarised in Appendix 3 of the Neighbourhood Plan and a detailed Local Green Space appraisal has been prepared.</p> <p>Land can be considered for designation even if there is no public access. Designation does not confer any rights of public access over what exists at present.</p>	<p>The Parish Council’s website be amended to include the Neighbourhood Plan evidence base.</p>

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		<p>In relation to the Old Hall grounds, Appendix 3 notes that it has been designated because it <i>“holds particular local significance”</i> because of <i>“its beauty”</i> and <i>“the richness of its wildlife”</i>.</p> <p>The qualities of the garden and grounds of Old Hall are as part of the setting of the listed building, and not in their own right. Our client is not aware of any particular wildlife qualities of the gardens beyond what one may expect in gardens, and no detail is provided in this regard. So far as our client is aware no wildlife study was undertaken.</p> <p>The land identified in the draft Plan forms part of the private grounds and gardens of the Old Hall, is not accessible to the public and is screened from public view.</p> <p>Policy Q2 states that: <i>“Development that would harm the openness or special character of a Local Green Space (as designated on the Policies Map) or its significance and value to the local community will not be permitted unless there are very special circumstances which outweigh the harm to the Local Green Space such as:</i></p> <ul style="list-style-type: none"> <li data-bbox="600 1171 1189 1235">a) <i>Provision of appropriate facilities to service a current use or function; or</i></li> <li data-bbox="600 1273 1189 1367">b) <i>Alterations or replacements to existing building(s) or structure(s) provided that these do not significantly increase the size</i></li> </ul>		



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		<p><i>and scale of the original building(s) or structure(s)."</i></p> <p>The first limb of Policy Q7 also states that "We will protect and enhance the following green infrastructure assets for their community, economic and environmental value:</p> <ul style="list-style-type: none"> <li>a) <i>River Wreake Corridor;</i></li> <li>b) <i>Queniborough Brook corridor;</i></li> <li>c) <i>Local Green Spaces identified by Policy Q2."</i></li> </ul>		
<b>Leicestershire County Council</b>	Community Services and Facilities	<p>Consideration of community facilities is a positive facet of Neighbourhood Plans that reflects the importance of these facilities within communities and can proactively protect and develop facilities to meet the needs of people in local communities. Neighbourhood Plans provide an opportunity to;</p> <ul style="list-style-type: none"> <li>1. Carry out and report on a review of community facilities, groups and allotments and their importance with your community.</li> <li>2. Set out policies that seek to; <ul style="list-style-type: none"> <li>. Protect and retain these exiting facilities,</li> <li>. Support the independent development of new facilities, and,</li> <li>. Identify and protect Assets of Community Value and provide support for any existing or future designations.</li> </ul> </li> <li>3. Identify and support potential community projects that could be progressed.</li> </ul>	These matters are addressed by Section 5 of the Neighbourhood Plan.	No change

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		<p>You are encouraged to consider and respond to all aspects of community resources as part of the neighbourhood planning process. Further information, guidance and examples of policies and supporting information is available at :-</p> <p><a href="http://www.leicestershirecommunities.org.uk/np/useful-information">www.leicestershirecommunities.org.uk/np/useful-information</a></p>		
<b>Charnwood Borough Council</b>	Policy Q3 Community Services and Facilities Page 21	Policy Q3 Community Services and Facilities aims to protect and retain existing services and facilities. More flexibility could be provided to the policy by making provision for new services and facilities.	<p>The loss of even the limited services and facilities that residents do currently enjoy can have a significant impact on people's quality of life and the overall viability of the community. With an increasing number of older people in the population, especially those who have been resident in the Parish for many years, access to locally based services will become increasingly important due to lower mobility levels.</p> <p>Other policies in the Neighbourhood Plan, most notably Policy Q4: Sport and Recreation and Policy Q5: Infrastructure provide for improvements in services and facilities.</p>	No change
<b>Leicestershire County Council</b>	Education	Whereby housing allocations or preferred housing developments form part of a Neighbourhood Plan the Local Authority will look to the availability of school places within a two-mile (primary) and three-mile (secondary) distance from the development. If there are not sufficient places then a claim for	Noted	No change

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		<p>Section 106 funding will be requested to provide those places.</p> <p>It is recognised that it may not always be possible or appropriate to extend a local school to meet the needs of a development, or the size of a development would yield a new school. However, in the changing educational landscape, the Council retains a statutory duty to ensure that sufficient places are available in good schools within its area, for every child of school age whose parents wish them to have one.</p>		
<b>Sport England</b>	Sport and Recreation	<p>Thank you for consulting Sport England on the above neighbourhood plan.</p> <p>Government planning policy, within the National Planning Policy Framework (NPPF), identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important.</p> <p>It is essential therefore that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with</p>	<p>Access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of our community.</p> <p>In 2010, Charnwood Borough Council published a study into open spaces, sport and recreation which provides standards for different types of open spaces and compares these with current open spaces across the borough. The types of spaces that were looked at included parks, natural green spaces, allotments, sports pitches, children’s play and youth/adult recreation. The Study identified shortfalls of open spaces for each settlement. Taking account of more recent sports provision, shortfalls remain and are addressed by Policy Q4: Sport and Recreation.</p>	No change

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		<p>particular reference to Pars 73 and 74. It is also important to be aware of Sport England’s statutory consultee role in protecting playing fields and the presumption against the loss of playing field land. Sport England’s playing fields policy is set out in our Planning Policy Statement: ‘A Sporting Future for the Playing Fields of England’.</p> <p><a href="http://www.sportengland.org/playingfieldspolicy">http://www.sportengland.org/playingfieldspolicy</a></p> <p>Sport England provides guidance on developing planning policy for sport and further information can be found via the link below. Vital to the development and implementation of planning policy is the evidence base on which it is founded.</p> <p><a href="http://www.sportengland.org/facilities-planning/planning-for-sport/forward-planning/">http://www.sportengland.org/facilities-planning/planning-for-sport/forward-planning/</a></p> <p>Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 74 of the NPPF, this takes the form of assessments of need and strategies for indoor and outdoor sports facilities. A neighbourhood planning body should look to see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. If it has then this could provide useful evidence for the neighbourhood plan and save the neighbourhood planning body time and resources gathering their own evidence. It is important that a neighbourhood plan reflects the recommendations and actions set out in any such strategies, including those which may specifically relate to the neighbourhood area, and that any local investment opportunities, such</p>	<p>Policy Q4: Sport and Recreation provides for the protection of playing fields</p>	

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		<p>as the Community Infrastructure Levy, are utilised to support their delivery.</p> <p>Where such evidence does not already exist then relevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area. Developed in consultation with the local sporting and wider community any assessment should be used to provide key recommendations and deliverable actions. These should set out what provision is required to ensure the current and future needs of the community for sport can be met and, in turn, be able to support the development and implementation of planning policies. Sport England's guidance on assessing needs may help with such work.</p> <p><a href="http://www.sportengland.org/planningtoolsandguidance">http://www.sportengland.org/planningtoolsandguidance</a></p> <p>If new or improved sports facilities are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes.</p> <p><a href="http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/">http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/</a></p> <p>Any new housing developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are</p>		

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		<p>secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or neighbourhood plan policy for social infrastructure, along with priorities resulting from any assessment of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy that the local authority has in place.</p> <p>In line with the Government’s NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section), links below, consideration should also be given to how any new development, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England’s Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals.</p> <p>Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The guidance, and its accompanying checklist, could also be used at the evidence gathering stage of developing a neighbourhood plan to help undertake an assessment of how the design and layout of the area currently enables people to lead active lifestyles and what could be improved.</p> <p>NPPF Section 8:  <a href="https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities">https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities</a></p>		



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		<p>PPG Health and wellbeing section:  <a href="https://www.gov.uk/guidance/health-and-wellbeing">https://www.gov.uk/guidance/health-and-wellbeing</a></p> <p>Sport England's Active Design Guidance:  <a href="https://www.sportengland.org/activedesign">https://www.sportengland.org/activedesign</a></p> <p>(Please note: this response relates to Sport England's planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.)</p>		
<b>Charnwood Borough Council</b>	Policy Q4 Sport and Recreation	Policy Q4 Sport and Recreation – It appears that King Georges Playing Field, Syston Rugby Club and Queniborough Football Club are designated as Local Green Spaces. Paragraph 101 of the NPPF makes it clear that Local Green Space policies should be consistent with those for Green Belts. These sites are already afforded a high level of protection by Local Green Space status. This policy contradicts Policy Q2 Local Green Space.	Different types of designations are intended to achieve different purposes. Policy Q4: Sport and Recreation provides for the protection of playing fields. Policy Q2: Local Green Spaces protects these green areas as they important to the local community. Policy Q2 makes provision for the development of appropriate facilities to service a current use or function.	No change
<b>Leicestershire County Council</b>	Superfast Broadband	<p>High speed broadband is critical for businesses and for access to services, many of which are now online by default. Having a superfast broadband connection is no longer merely desirable but is an essential requirement in ordinary daily life.</p> <p>All new developments (including community facilities) should have access to superfast broadband (of at least 100Mbps). Developers should take active steps to incorporate superfast broadband at the pre-planning phase and should</p>	See Neighbourhood Plan paragraphs 5.24-5.25. Superfast broadband is available to most of Queniborough village.	No change

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		engage with telecoms providers to ensure superfast broadband is available as soon as build on the development is complete. Where practical, developers should consider engaging several telecoms providers to encourage competition and consumer choice.		
<b>Leicestershire County Council</b>	Developer Contributions	<p>If there is no specific policy on Section 106 developer contributions/planning obligations within the draft Neighbourhood Plan, it would be prudent to consider the inclusion of a developer contributions/planning obligations policy, along similar lines to those shown for example in the Adopted North Kilworth NP and the Adopted Great Glen NP albeit adapted to the circumstances of your community. This would in general be consistent with the relevant District Council's local plan or its policy on planning obligations in order to mitigate the impacts of new development and enable appropriate local infrastructure and service provision in accordance with the relevant legislation and regulations, where applicable.</p> <p><u><a href="#">North Kilworth Adopted Plan</a></u> <u><a href="#">Great Glen Adopted Plan</a></u></p>	Policy Q5: Infrastructure concerns developer contributions.	No change
<b>Charnwood Borough Council</b>	Policy Q5 Infrastructure Page 28	Policy Q5 Infrastructure sets out that 'development will be supported by the provision of new or improved infrastructure together with financial contributions for the following off-site infrastructure requirements where appropriate'. The wording of this policy implies that any new development should provide financial contributions to the listed off-site infrastructure. It may be the case that a development proposal may not directly impact on	The last paragraph of Policy Q5: Infrastructure makes it clear that contributions are governed by the provisions of the Community Infrastructure Regulations 2010. Furthermore, it states that to ensure the viability of housing development, the costs of the Plan's requirements may be applied flexibly where it is	No change

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		<p>the listed infrastructure and therefore the policy may be requiring an unreasonable improvement in the context of the Community Infrastructure Regulations. The last paragraph makes reference to the Community Infrastructure Regulations 2010. It would be helpful if the policy were expanded to identify which section of the regulations, for example paragraph 122, determines when contributions are appropriate for example 'fairly and reasonably related in scale and kind to the development'.</p>	<p>demonstrated that they are likely to make the development undeliverable. The duplication of the Regulations is unnecessary.</p>	
<b>Leicestershire County Council</b>	Policy Q5 Infrastructure Page 28	<p>Impact of Development on Civic Amenity Infrastructure Neighbourhood planning groups should remain mindful of the interaction between new development applications in a district area and the Leicestershire County Council. The County's Waste Management team considers proposed developments on a case by case basis and when it is identified that a proposed development will have a detrimental effect on the local civic amenity infrastructure then appropriate projects to increase the capacity to off-set the impact have to be initiated. Contributions to fund these projects are requested in accordance with Leicestershire's Planning Obligations Policy and the Community Infrastructure Legislation Regulations.</p>	<p>The Mountsorrel Recycling and Household Waste Site is a considerable distance from Queniborough. It is not clear that contributions to Civic Amenity Infrastructure would be directly related to the development.</p>	No change
<b>Leicestershire County Council</b>	Countryside	<p>With regard to the environment and in line with the Governments advice, Leicestershire County Council (LCC) would like to see Neighbourhood Plans cover all aspects of the natural environment including climate change, the landscape, biodiversity, ecosystems, green infrastructure as well as soils, brownfield sites and agricultural land.</p>	<p>Policy Q6 concerns Countryside and Landscape, Policy Q7 concerns Green Infrastructure, Policy Q8 concerns Ecology and Biodiversity, Policy Q11 concerns the redevelopment of a brownfield site- Queniborough Lodge.</p>	No change

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<b>Leicestershire County Council</b>	Landscape	The County Council would like to see the inclusion of a local landscape assessment taking into account Natural England's Landscape character areas; LCC's Landscape and Woodland Strategy and the Local District/Borough Council landscape character assessments. We would recommend that Neighbourhood Plans should also consider the street scene and public realm within their communities, further advice can be found in the latest 'Streets for All East Midlands' Advisory Document (2006) published by English Heritage.	The Charnwood Landscape Character Assessment identifies six local character areas (LCAs) within Charnwood. Queniborough is within the Wreake Valley character area. The River Wreake lies in a broad valley of two contrasting parts: the area east of East Goscote has a rural quality, and the area to the west, where the Wreake joins the Soar, is affected by the urban influences of Syston and Leicester with their significant industry, housing and engineered roads. Queniborough has also experienced significant development, although the area to the east and south of the village is still predominately rural in character. The east of the Parish retains a remote countryside appearance and agricultural character. Policy Q6 concerns Countryside and Landscape.	No change
<b>Charnwood Borough Council</b>	Policy 6 Countryside and Landscape Page 31	The supporting text paragraph 6.16 notes that the boundaries of the 'Area of Separation' were reviewed by Charnwood Borough Council in 2016 and this has formed the basis of their definition in the Queniborough Neighbourhood Plan. The current Area of Separation indicated does not correspond to ALS - J in the Borough Council's 'Green Wedges, Urban Fringe Green Infrastructure Enhancement Zones & ALS - March 2016 (Final)'. The Area of Separation omits an opportunity to expand the existing area to the north-east at the	The Area of Separation boundary realignment on the edge of East Goscote, Melton Road lies outside the Neighbourhood Area.	No change

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		<p>edge of East Goscote. Robust evidence in support of the proposed Areas of Separation will be important to ensure the boundaries can be justified at examination.</p> <p>PROPOSED ACTION: Amend the boundary to reflect the Borough Council's evidence set out in the Green Wedges, Urban Fringe Green Infrastructure Enhancement Zones &amp; ALS – (March 2016), or provide strong justification for a deviation from the evidence base produced in support of the new Local Plan, using a robust methodology for assessment of the area.</p>		
<b>Charnwood Borough Council</b>	Policy Q6 Countryside and Landscape	<p>Policy Q6 makes reference to settlement limits. We note that the proposed limits to development for Queniborough are different to the existing adopted Limits to Development for Queniborough and also to the proposed limits to development identified in the Settlement Limits to Development Assessment 2018 using a consistent methodology across the Borough. It is important to understand the reasoning and justification for the alternative limits to development and what methodology has been used.</p> <p>PROPOSED ACTION: Whilst it is wholly acceptable for a neighbourhood plan to propose different 'limits to development' to those in the development plan, this must be underpinned by robust evidence and justification.</p>	To support the preparation of updated boundaries, a detailed methodology has been prepared for the Queniborough Neighbourhood Plan Steering Group.	The Parish Council's website be amended to include the Neighbourhood Plan evidence base.
<b>Gladman</b>	Policy Q6 Countryside and Landscape	This policy seeks for development to consider and mitigate its impact on the tranquility of the countryside. The use of this term is highly subjective and is likely to be applied inconsistently	The protection of tranquil areas is supported by NPPF paragraph 180. Policy Q6 is a local reflection of the relevant Core Strategy policies and	No change

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		<p>by a decision maker. As this conflicts with the requirements of the NPPF (2019) and the requirement for policies to be clearly written and unambiguous, Gladman suggest that this element of the policy is deleted. Further, the requirement for new development to maintain the separate identity of Queniborough is unnecessary repetition of policies of the adopted Core Strategy and should also be deleted.</p>	<p>helps to achieve sustainable development. It takes account of evidence concerning Areas of Local Separation and Limits to Development that post-date the Core Strategy.</p>	
<p><b>David Wilson Homes</b></p>	<p>Policy Q6 Countryside and Landscape</p>	<p>Policy Q6 Countryside and Landscape of the emerging Queniborough Neighbourhood Plan sets out that the character of the landscape and countryside will be supported and protected, and new development is required to protect landscape character, consider and mitigate impact on tranquillity and requires new development to maintain the separate identity of Queniborough. Policy Q6 continues that the Area of Separation should be protected unless new development clearly maintains the separation between the built-up areas of Queniborough and Syston/East Goscote.</p> <p>Pegasus Group act on behalf of David Wilson Homes in relation to their land interests West of Barkby Road, Queniborough. An illustrative Masterplan is enclosed at Appendix 1, which demonstrates how the site could be developed to provide for approximately 150 dwellings, with the main vehicular access into the site to be taken from Barkby Road. The illustrative Masterplan shows an area of public open space centrally located within the development, along the route of the Public Right of Way, as well as an area of</p>	<p>Noted</p>	<p>No Change</p>

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		<p>children’s play located to the south of the site. An area of surface water attenuation is located to the west of the proposed development.</p> <p>The illustrative Masterplan shows some 1.52ha of public open space provided within the proposed development. The illustrative Masterplan shows areas of open space, a landscape gateway feature and children’s play located within a green corridor that runs through the site along the route of the public right of way. The attenuation areas total 0.38ha to provide a total of 1.9ha of open space within the proposed development. This is a significant overprovision of open space against the Core Strategy Policy CS15 requirement of 0.96ha onsite open space provision. The design of the illustrative Masterplan has been landscape-led, to ensure that the separation between Queniborough and Syston is maintained as well as ensuring that a high quality urban design solution, sympathetic to the local area can be delivered.</p> <p>Whilst the proposed development at Barkby Road will lead to the loss of open land within the designated Area of Local Separation, it will not bring the settlements any closer than they currently exist. The settlements of Queniborough and Syston will remain separated by open land and will retain their own separate character and identity. The site is located within a framework of residential development to the north and east, and commercial development to the west, and the sensitive development of this site would not result in the loss of land that is critical to the role and</p>		



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		<p>function of the Area of Separation. This issue is considered in detail at Section 6 of Appendix 2, which provides a Landscape and Visual Appraisal by Golby and Luck, and is also the approach that has been taken in recent appeal decisions within Charnwood Borough at Rothley (reference numbers: 2196928 and 2196929) and East Goscote (reference number: 2187470). In this respect, the proposed development clearly maintains the separation between the built-up areas of Queniborough and Syston, whereby the key area of separation is considered to be either side of Melton Road. The development proposals therefore can accord with emerging Policy Q6 as demonstrated in the Illustrative Masterplan at Appendix 1.</p> <p>The wording of Policy Q6 c) is supported in that it does allow for a balanced view to be taken in relation to the potential for new development within Areas of Local Separation. The inclusion of wording that therefore allows for new development within Areas of Local Separation to be considered, subject to development clearly maintaining the separation between the build up areas of Syston and East Goscote, is therefore supported. This allows appropriate development sites in sustainable locations to come forward that do not prejudice the overall function of the Area of Local Separation.</p> <p>The Illustrative Masterplan proposals (Appendix 1) represent a logical rounding off of the settlement, securing a scale and form of development in keeping with the established settlement and local</p>		

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		<p>context, particularly in light of the Davidsons Homes Barley Fields development that is now largely built out to the east, the commercial development to the west, and existing residential development directly to the north. The proposal seeks the development of land that is therefore afforded a framework on the northern, western and eastern boundaries (which is represented by the proposed settlement Boundary). The site is therefore considered a sustainable and appropriate development site within the context of the Area of Local Separation.</p>		
<b>Charnwood Borough Council</b>	Settlement Limits Page 31,33,44,45,	<p>Reference is made to a 'settlement limits' on page 31 and 'settlement boundaries' on page 45 and 'settlement boundary' on the maps on page 33 and 44. We would recommend using the same terminology as the Core Strategy which is 'limits to development'. Paragraph 7.13 notes that the settlement boundary will replace the settlement boundary defined by the Borough of Charnwood Local Plan 2004.</p>	Agreed	<p>Replace the terms 'settlement limits', 'settlement boundaries' and 'settlement boundary' with 'Limits to Development'.</p>
<b>Burgess Salmon</b>	Retention of the Old Hall in Settlement Boundary	<p>Old Hall is a substantial residential property that has historically formed part of the settlement of Queniborough. There have been no material changes to the property itself or surrounding area that would justify or necessitate the removal of the property from the settlement. Indeed, the most recent relevant change (effective from earlier this year) has been to include Old Hall within the Queniborough Conservation Area.</p> <p>The draft Plan's policies maps (the "Policies Maps") are shown on pages 72 and 73, and the various</p>	<p>Settlement Boundaries provide for a plan-led approach to new development within settlements whilst preventing unnecessary encroachment into the countryside. In this respect the Settlement Boundaries give some clarity and certainty to areas which will be considered more acceptable for development.</p> <p>The Borough of Charnwood Local Plan (2004) includes Policy ST/2 'Limits to Development' which, together with the</p>	<p>The Parish Council's website be amended to include the Neighbourhood Plan evidence base. The Queniborough Conservation Area boundary</p>

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		<p>boundaries and designations on those Policies Maps are replicated on various other maps throughout the draft plan.</p> <p>The proposed settlement boundary for Queniborough (the “Settlement Boundary”) is delineated on the Policies Maps and places the Old Hall outside the Queniborough village settlement. This is in conflict with the settlement boundary as currently defined in Charnwood Borough Council’s Local Plan 2004.</p> <p>Paragraph 7.13 of the draft Plan states: “To clarify where infill development would be acceptable, our Neighbourhood Plan defines Settlement Boundaries which takes account of the character of Queniborough village and nearby Syston. This will replace the Settlement Boundaries defined by the Borough of Charnwood Local Plan (2004)”.</p> <p>However, the draft Plan does not include any explanation of changes to the character of Queniborough village that have informed the change in settlement boundary and removal of Old Hall from the village.</p> <p>Policy Q10 states “Permission for housing development within Settlement Boundaries, as defined on the Policies Map, will be supported where they meet the other policies of the Neighbourhood Plan”.</p> <p>Policy Q12 states:</p>	<p>limits on the proposals map is used in conjunction with Policy CS1 of the Charnwood Local Plan Core Strategy 2011- 2028 when determining planning applications. Limits to Development are defined for Queniborough in the 2004 Local Plan. The limits defined under ST/2 were drafted some years ago and over time there have been changes that suggest a different boundary is now appropriate. The Borough of Charnwood Local Plan covers the period 1991 to 2006 and is now time expired. Regardless, national planning policy requires neighbourhood plans to be based on up to date evidence. To clarify where infill development would be acceptable, our Neighbourhood Plan defines Settlement Boundaries which takes account of the character of Queniborough village and nearby Syston. This will replace the Settlement Boundaries defined by the Borough of Charnwood Local Plan (2004). To support the preparation of these updated boundaries, a detailed methodology has been prepared by the Queniborough Neighbourhood Plan Steering Group. Where possible, boundaries should follow a defined feature that is visible on-site and on an</p>	<p>and references be updated.</p>

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		<p>“Outside Settlement Boundaries, support for housing development will be limited to:</p> <p>A. Rural Exception Housing, in accordance with Charnwood Local Plan (Core Strategy) Policy CS3;</p> <p>B. Rural worker accommodation and individual dwellings of exceptional quality or innovative design; and</p> <p>The re-use and/or adaption of rural buildings in accordance with Policy Q13.”</p> <p>The exclusion of the Old Hall from within the Settlement Boundary is considered inappropriate, given the Old Hall’s location and historic significance within the village settlement.</p> <p>The exclusion is difficult to comprehend given the recognition in the draft Plan at 6.9 that <i>“The historic core of Queniborough is a Conservation Area with many listed buildings. Notable amongst these are Queniborough Old Hall...”</i></p> <p>The Old Hall is the only Grade II* listed building within the neighbourhood plan area.</p> <p>Some issues may have been caused by the fact that the Policies Maps inaccurately reflect the boundary of the Queniborough Conservation Area.</p> <p>Consultation was carried out in early 2019 to re-evaluate the boundaries of the Queniborough Conservation Area. The Charnwood Borough Council’s <i>‘Queniborough Conservation Area: Boundary Review’</i> document (document2) notes</p>	<p>OS plan e.g. field boundary, building, road, stream, wall or fence.</p> <p>Boundaries should generally follow the curtilage of properties. In the case of residential gardens, occasionally the curtilage of the property is not well defined or so large that it appears to form part of the countryside surrounding the settlement. In these cases, the boundary should be defined to protect the landscape setting of the settlement.</p> <p>In July 2018, Charnwood Borough Council undertook a review of the limits to development for the settlements in the Borough. The assessment has been used to inform the preparation of the new Local Plan to 2036.</p> <p>It is important to minimise any conflicts between policies in the neighbourhood plan and those in the emerging Local Plan, including housing supply policies.</p> <p>Both the boundaries defined by the Neighbourhood Plan and the Draft Charnwood Local Plan 2019-36 exclude Queniborough Old Hall.</p> <p>It should be noted that the Settlement Boundary provide for a plan-led approach to new development within settlements. They do not define the village itself. Nor are they required to be consistent with the Conservation</p>	

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		<p>that it is clear from review of OS maps dating from 1883, 1903, 1930 and 1956 that <i>“the current CA boundary includes all the historic village buildings – except the Old Hall”</i> and notes <i>“the location of the Queniborough old and New Halls and their parklands at either end of the CA (page 14).</i> The document proposed the addition of the old hall to the Conservation Area based on its <i>“significant heritage value”</i>.</p> <p>The Borough Council’s <i>‘Queniborough Conservation Area: Character Appraisal’</i>. (document 3) was thereafter revised in 2019 to reflect the updated boundaries, including the addition of the Old Hall. The Character Appraisal notes that, while there are a number of Listed Buildings within the Conservation Area, there are five that are <i>‘key’</i> and <i>“have a stronger influence on the character of the area”</i> (page 16) – the Old Hall is identified as one of these key buildings.</p> <p>Given the identification of the Old Hall as a key Listed Building within Queniborough village, exclusion of the Old Hall from the Settlement Boundary ignores the historical significance of the Old Hall as part of the village. It is oxymoronic to extend the Queniborough Conservation Area to include the Old Hall whilst at the same time redrawing the Settlement Boundary to exclude the same property. At the very least, an explanation for this apparently contradictory approach is required.</p> <p>The Appraisal notes that the <i>‘special interest’</i> of the Queniborough Conservation Area is the village’s location and setting. It notes, <i>“Queniborough is a</i></p>	<p>Area boundary which is prepared under different legislation. The different types of designations are intended to achieve different purposes. Nonetheless, it is important for the Queniborough Neighbourhood Plan to show the correct Conservation Area boundary.</p>	

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		<p><i>village at the edge of the Wreake Valley. It is a gateway to the area of relatively undeveloped landscape known as High Leicestershire... The Conservation Area incorporates the whole of the village as it was from Medieval times until the end of the 19<sup>th</sup> Century...</i>” (page 7) (emphasis added).</p> <p>The Character Appraisal notes that the current Old Hall “<i>was rebuilt and enlarged in 1672 by the Bennett family although it would appear that this was done using the original footings as the Hall still takes the form of the original medieval ‘H’ plan house</i>” (page 19). The current Old Hall has been part of the village settlement for almost 350 years, and the site has been part of the village since the original house was built in 1354, 665 years ago. The exclusion of the Old Hall from the Settlement Boundary has not been properly explained or justified.</p> <p>In applying the wrong Conservation Area Boundary, the draft Plan fails to properly appreciate the Old Hall’s importance to, and integral association with, the village. It is submitted that the Policies Maps should be updated to reflect the correct Conservation Area Boundary and include the Old Hall.</p>		
<b>Burgess Salmon</b>	Consultation on the Settlement Boundary	The questionnaire carried out by the Parish Council in March/April 2019 to assist in the preparation of the draft Plan included a map showing the Settlement Boundary. Q24 states “ <i>Do you agree with the Settlement Boundaries (Settlement Limit/s) identified on the map above?</i> ”	The Qualifying Body has been inclusive and open in the preparation of its neighbourhood plan and ensured that the wider community has been kept fully informed of what is being proposed; able to make their views known throughout the process; has	The Parish Council’s website be amended to include the Neighbourhood

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		<p>Q24 is a closed and arguably leading question, which does not allow for the suggestion of alternatives, including the retention of the existing boundary. The question did not allow people to express any form of preference to suggested boundaries. The proposed changes to the boundary were not explained or the rationale for them made clear. There was no option for someone who agreed with some or most of the boundary, but not all, to give that response. To provide a robust and reliable consultation, the questionnaire should have set out the proposed changes to the Settlement Boundary and the reasons for the changes. The failure to do this, and the terms of Q24, are of limited assistance, and cannot of themselves justify the suggested changes.</p> <p>The draft Plan states: <i>“89% of respondents agree with the Settlement Boundaries we identified” (para 7.14).</i></p> <p>The Parish Council’s summary report on the questionnaire (the “ Summary Report”) notes that there were 493 respondents. The Parish Council estimates that 1,500 dwellings lie within the neighbourhood plan area. The summary report does not disclose how many responses were made from the same dwellings. Taken at its highest, the number of respondents represents only 29% of the 1,500 dwellings. The true percentage of residents within the neighbourhood plan who support the proposal will in reality be smaller, given that some dwellings will have provided multiple responses.</p>	<p>opportunities to be actively involved in shaping the emerging neighbourhood plan; and is made aware of how their views have informed the draft neighbourhood plan.</p> <p>In March 2019, a questionnaire was distributed to Parishioners inviting them to set out their views on the future of the Parish. A total of 493 completed questionnaires were received, including one on behalf of Mr Proctor.</p> <p>Question 23 asked ‘Do you think that a Settlement Boundary (Settlement Limit/s) is a good way of controlling development in Queniborough?’. 96% of those responding answered ‘yes’.</p> <p>Question 24 asked ‘Do you agree with the Settlement Boundaries (Settlement Limit/s) identified on the map above?’ Respondents were invited to reply ‘yes’ or ‘no’ and if they answered ‘no’ they were invited to give reasons. This is not a leading question nor is it a closed question as there was opportunity for people to explain why they did not agree with the boundaries. 89% of respondents agree to the Settlement Boundaries (Settlement Limit/s) identified on the map.</p> <p>The (Pre-Submission) Draft version of the Queniborough Neighbourhood Plan was the subject of consultation for a</p>	<p>Plan evidence base.</p> <p>The Queniborough Conservation Area boundary and references be updated.</p>



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		<p>The level of support for the suggested changes to the Settlement Boundary represents no more than 26% of the dwellings within the neighbourhood plan area.</p> <p>Paragraph 8(1) of Schedule 4B of the Town and Country Planning Act 1990 as applied by section 38A of the Planning and Compulsory Purchase Act 2004, requires neighbourhood plans to meet the basic conditions set out in Paragraph 8(2), including requiring a neighbourhood plan to be in “...<i>general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area)</i>...”</p> <p>Paragraph 20 of the National Planning Policy Framework states: “<i>Strategic policies should set out an overall strategy for the pattern, scale and quality of development...</i>” Paragraph 23 states: “<i>Broad locations for development should be indicated on a key diagram, and land-use designations and allocations identified on a policies map.</i>”</p> <p>Saved Policy ST/2 of the Charnwood Local Plan 2004 states: “<i>Built development will be confined to allocated sites and other land within the Limits to Development identified on the Proposals Map...</i>” Policy ST/2 is contained within Chapter 2: Strategy of the Local Plan 2004, and it is clear that it constitutes a strategic policy, with which the draft Plan should be in general conformity. The Settlement Boundary would appear therefore not to</p>	<p>period of no less than six weeks on the proposed Neighbourhood Plan for Queniborough will run from 28th October to 9th December 2019. A leaflet publicising the Pre-Submission Draft of the Plan was delivered to all households within the Parish. During the consultation period, ‘drop in’ sessions will be held in Queniborough Parish Council Committee Room in the Village Hall. Representations have been made on behalf of Mr Proctor to the (Pre-Submission) Draft version of the Queniborough Neighbourhood Plan. The Plan will then be submitted to Charnwood Borough Council for publication and, under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012, a further six-week public consultation will take place before it is sent to an Independent Examiner. This will provide Mr Proctor with further opportunities to give his views on the future development of the area. It follows that Mr Proctor has and will continue to have ample opportunities to make his views known throughout the process and, indeed, he has already been an active participant. A Consultation Statement, including a summary of all comments received</p>	

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		<p>be in general conformity with the strategic policies of the development plan.</p> <p>The Settlement Boundary partially, but not entirely, reflects suggested changes to the settlement boundary as proposed in the draft Charnwood Local Plan 2019-2036 (“draft Local Plan”). Pre-plan consultation carried out in early 2018 in relation to the draft Local Plan was accompanied by a “<i>Settlement Limits to Development Assessment</i>” (document 1) which demonstrated the existing and proposed boundaries.</p> <p>There is no requirement for a neighbourhood plan to be in general conformity with the strategic policies of an emerging local plan. However, differing delineations of the boundary of a single settlement in a neighbourhood plan and a local plan is confusing and will not assist in the determination of planning applications for proposals that sit within one boundary, but outside a different boundary.</p> <p>It is submitted that the Settlement Boundary in the draft Plan should reflect the current settlement boundary, retaining the inclusion of the Old Hall.</p>	<p>and how these were considered, will be made available.</p> <p>The Borough of Charnwood Local Plan (2004) includes Policy ST/2 ‘Limits to Development’ which, together with the limits on the proposals map is used in conjunction with Policy CS1 of the Charnwood Local Plan Core Strategy 2011- 2028 when determining planning applications. Limits to Development are defined for Queniborough in the 2004 Local Plan. The limits defined under ST/2 were drafted some years ago and over time there have been changes that suggest a different boundary is now appropriate. The Borough of Charnwood Local Plan covers the period 1991 to 2006 and is now time expired. Regardless, national planning policy requires neighbourhood plans to be based on up to date evidence. To clarify where infill development would be acceptable, our Neighbourhood Plan defines Settlement Boundaries which takes account of the character of Queniborough village and nearby Syston. This will replace the Settlement Boundaries defined by the Borough of Charnwood Local Plan (2004). To support the preparation of these updated boundaries, a detailed methodology has been prepared by</p>	

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			<p>the Queniborough Neighbourhood Plan Steering Group. Where possible, boundaries should follow a defined feature that is visible on-site and on an OS plan e.g. field boundary, building, road, stream, wall or fence.</p> <p>Boundaries should generally follow the curtilage of properties. In the case of residential gardens, occasionally the curtilage of the property is not well defined or so large that it appears to form part of the countryside surrounding the settlement. In these cases, the boundary should be defined to protect the landscape setting of the settlement.</p> <p>In July 2018, Charnwood Borough Council undertook a review of the limits to development for the settlements in the Borough. The assessment has been used to inform the preparation of the new Local Plan to 2036.</p> <p>It is important to minimise any conflicts between policies in the neighbourhood plan and those in the emerging Local Plan, including housing supply policies.</p> <p>Both the boundaries defined by the Neighbourhood Plan and the Draft Charnwood Local Plan 2019-36 exclude Queniborough Old Hall.</p>	
<b>Leicestershire County Council</b>	Green Infrastructure	Green infrastructure (GI) is a network of multi-functional green space, urban and rural, which is	The Charnwood Local Plan 2011-2028 Core Strategy identifies strategically	No change

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		<p>capable of delivering a wide range of environmental and quality of life benefits for local communities, (NPPF definition). As a network, GI includes parks, open spaces, playing fields, woodlands, street trees, cemeteries/churchyards allotments and private gardens as well as streams, rivers, canals and other water bodies and features such as green roofs and living walls.</p> <p>The NPPF places the duty on local authorities to plan positively for a strategic network of GI which can deliver a range of planning policies including: building a strong, competitive economy; creating a sense of place and promote good design; promoting healthier communities by providing greater opportunities for recreation and mental and physical health benefits; meeting the challenges of climate change and flood risk; increasing biodiversity and conserving and enhancing the natural environment. Looking at the existing provision of GI networks within a community can influence the plan for creating &amp; enhancing new networks and this assessment can then be used to inform CIL (Community Infrastructure Levy) schedules, enabling communities to potentially benefit from this source of funding.</p> <p>Neighbourhood Plan groups have the opportunity to plan GI networks at a local scale to maximise benefits for their community and in doing so they should ensure that their Neighbourhood Plan is reflective of the relevant Local Authority Green Infrastructure strategy. Through the Neighbourhood Plan and discussions with the Local Authority</p>	<p>important green infrastructure areas, including the River Wreake Corridor, in which Queniborough is sited. Whilst these strategic level corridors and sites are important, it is equally important to consider the features and spaces that contribute to the green infrastructure of our neighbourhood. Policy Q7 concerns Green Infrastructure.</p>	

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		Planning teams and potential Developers communities are well placed to influence the delivery of local scale GI networks.		
<b>Burgess Salmon</b>	Queniborough Brook wildlife corridor and green infrastructure	<p>There is no mention of the proposed designation in the questionnaire or Summary Report. The inclusion of this designation in the draft Plan is therefore unsupported.</p> <p>There is no discussion of ecological features and habitats in the questionnaire or Summary Report. The justification for inclusion of Policies Q7 and Q8 in the draft Plan is therefore not set out. So far as our client is aware, no ecological or wildlife study was carried out in the garden grounds of old Hall.</p>	<p>The Charnwood Local Plan 2011-2028 Core Strategy identifies strategically important green infrastructure areas, including the River Wreake Corridor and Queniborough Brook.</p> <p>Queniborough Brook is also identified as a Local Wildlife Site (Historic) by the Leicestershire &amp; Rutland Environmental Records Centre and identified as a wildlife corridor by the Phase-1 Habitat Survey of Charnwood Borough.</p> <p>NPPF paragraph 174 requires plans to identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks.</p> <p>92% of respondents to our 2019 Questionnaire Survey support our Vision Statement which includes 'The character and beauty of the countryside and the natural environment are safeguarded'</p>	No change
<b>Leicestershire County Council</b>	Biodiversity	The Natural Environment and Communities Act 2006 places a duty on all public authorities in England and Wales to have regard, in the exercise of their duties, to the purpose of conserving biodiversity. The National Planning Policy Framework (NPPF) clearly outlines the importance of sustainable development alongside the core principle that planning should contribute to	There are no Sites of Special Scientific Interest (SSSIs) or other statutory designated wildlife sites within the Parish but nonetheless, the community places considerable value on the enhancement of biodiversity in the Parish. This includes the creation of wildlife habitats, the conservation of	No change

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		<p>conserving and enhancing the natural environment and reducing pollution. Neighbourhood Plans should therefore seek to work in partnership with other agencies to develop and deliver a strategic approach to protecting and improving the natural environment based on local evidence and priorities. Each Neighbourhood Plan should consider the impact of potential development on enhancing biodiversity and habitat connectivity such as hedgerows and greenways.</p> <p>The Leicestershire and Rutland Environmental Records Centre (LRERC) can provide a summary of wildlife information for your Neighbourhood Plan area. This will include a map showing nationally important sites (e.g. Sites of Special Scientific Interest); locally designated Wildlife Sites; locations of badger setts, great crested newt breeding ponds and bat roosts; and a list of records of protected and priority Biodiversity Action Plan species. These are all a material consideration in the planning process. If there has been a recent Habitat Survey of your plan area, this will also be included. LRERC is unable to carry out habitat surveys on request from a Parish Council, although it may be possible to add it into a future survey programme.</p>	<p>native hedgerows, the planting of native trees and wild flowers, and the protection of wildlife corridors. Policy Q8 concerns Ecology and Biodiversity.</p>	
<b>Charnwood Borough Council</b>	Policy Q8: Ecology and Biodiversity	The policy is more restrictive than is advocated by Core Strategy Policy CS13: Biodiversity and Geodiversity and by the NPPF. The policy wording notes that ‘development should not harm the network of local ecological features and habitats’ and goes on to state that ‘new development will be expected to maintain and enhance existing ecological corridors and landscape features for	Agreed	Policy Q8: Ecology and Biodiversity be modified by adding the following paragraph at the end:

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		<p>biodiversity thus demonstrating overall net gain'. The NPPF and Core Strategy make provision for development which results in significant harm to biodiversity, provided it can be adequately mitigated, or, as a last resort compensated for.</p> <p>PROPOSED ACTION: Reword to accord with the NPPF and Core Strategy Policy CS13 to provide some flexibility to the policy.</p>		<p><i>If significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.</i></p>
<p><b>Burgess Salmon</b></p>	<p>Policy Q8: Ecology and Biodiversity</p>	<p>The Policies Map designates the Queniborough Brook 'wildlife corridor' running along the northern boundary of Old Queniborough Hall grounds. As noted above, Policy Q7 seeks to "protect and enhance" this corridor.</p> <p>Policy Q8 states that:  <i>"Development should not harm the network of local ecological features and habitats which include...</i></p> <p>2. <i>Wildlife corridors,</i></p>	<p>In 2012 a Phase-1 Habitat Survey of Charnwood Borough was undertaken. During the survey, potentially important wildlife corridors were identified. Following the completion of the survey, further corridors were identified using the completed habitat map. The corridors were classified as providing potential 'County' (C), 'Borough' (B) and 'Parish' (P) value. PWC-093 is the section of Queniborough Brook, between South</p>	<p>No Change</p>



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		<p>3. <i>Queniborough Brook...</i></p> <p><i>New development will be expected to maintain and enhance existing ecological corridors and landscape features (such as watercourses, hedgerows and tree-lines) for biodiversity thus demonstrating overall net-gain. The priority for biodiversity enhancement is to improve the wetland habitat reservoirs through the River Wreake, Queniborough Brook and Gaddesby Brook corridors, the reinstatement of hedgerow boundaries and the improvement and management of parkland at Queniborough Hall and Old Hall."</i></p> <p>Our clients have put considerable time, money and effort into keeping the Brook clear, and are concerned that designation of the Brook as a wildlife corridor may prevent maintenance efforts, and cause flooding issues to be exacerbated. It is considered that Policies Q7 and Q8 are unhelpful in this regard, as they could prevent works necessary for maintenance of the Brook. The Brook and wildlife corridor at Old Hall are already heavily protected by being in the Conservation Area (as shown in the Character Appraisal – document 3) and the setting of a Grade II* Listed Building.</p> <p>It is therefore submitted that those parts of the Brook within private control should be removed from the 'wildlife corridor' designation, and Policy 8 amended to delete reference to the Brook and reference to the Old Hall.</p>	<p>Croxton Road and southern side of East Goscote. Although part of the longer Queniborough Brook (a BWC), this section was noted to be generally not very botanically diverse. Furthermore, its value is decreased by occurring adjacent to the outskirts of the village. However, it does still provide a connection between the main stretch of the brook and the River Wreake</p>	

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		<p>As noted above, Policy Q7 identifies three aspects of green infrastructure. Only the Queniborough Brook is designated as such on the Policies Map. This inconsistency between the Policies Map and Policy Q7 itself should be corrected.</p> <p>The ‘green infrastructure’ designation on the Policies Map is poorly defined and lacks clear boundaries. However, it appears to extend into the private garden and grounds of the Old Hall. It is considered that this is inappropriate. It is not appropriate to seek to apply Policies 7 and 8 to private garden ground. If it is considered appropriate to designate the Brook as a wildlife corridor and as green infrastructure, the Policies Map designations should be redrawn to ensure they apply only to the Brook, and to ensure they do not impact on our client’s private garden grounds.</p> <p>The reference to “parkland” at Old Hall is not accurate and appears to be a reference to the private gardens of our client’s property. It is not appropriate to impose policies such as Policy Q8 on private gardens. There is no evidence of public support for this policy.</p>		
Charnwood Borough Council	Policy Q9 Public Rights of Way	Policy Q9 Public Rights of Way notes that developments should protect the Rights of Way. It is important to note that responsibility for Public Rights of Way lies with Leicestershire County Council. It might be worth making reference to this in the reasoned justification.	Agreed.	Paragraph 6.28 be modified by adding: <i>The responsibility for recording, managing, protecting and changing public</i>

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				<i>rights of way lies with the highways authority which in this case is Leicestershire County Council.</i>
<b>Burgess Salmon</b>	Policy Q9 Public Rights of Way	<p>The second limb of Policy Q7 states: <i>“We will support proposals that provide high quality walking and cycling links between the River Wreake and Queniborough Brook corridors and Queniborough village.”</i></p> <p>Policy Q9 states: <i>“Development should protect the Rights of Way and wherever possible create new links to the network including footpaths and cycleways.”</i></p> <p>Consultation The Summary Report states: <i>“The vast majority of respondents indicated that they would not like to see any new paths or cycleways created within the village.”</i></p> <p>The supporting text for Policy Q9, at paragraph 6.28, states: <i>“85% of respondents to our 2019 Questionnaire Survey were happy with the existing footpath/cycleway network. 15% wanted to see new links. We are keen to see the existing footpath, cycle and bridleway network extended and enhanced when opportunities arise.”</i></p> <p>Given the results of the questionnaire survey, it is not sure who the “We” referred to is.</p>	Agreed.	Policy Q9 and the last sentence of paragraph 6.28 be deleted. The last paragraph of Policy Q7 be deleted.

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		<p>Policies Q7 and Q9 There is no support for the creation of new links, and no other planning policy justification for this has been provided. On this basis it is submitted that the second limb of Policy Q7 and the whole of Policy Q9 should be deleted.</p>		
<b>Charnwood Borough Council</b>	Draft Charnwood Local Plan 2019 - 2036	<p>In relation to Policy Q11 and housing need it is important to highlight that the Borough Council has prepared a draft Charnwood Local Plan which is subject to a consultation which closes on 16<sup>th</sup> December 2019.</p> <p>The draft Local Plan provides an overall housing requirement figure for the Borough using the standard methodology set out in the NPPF. This shows that there is a need for 1,082 homes a year for the period 2019 – 2036 which equates to a total of 18,394. Taking into account the number of homes which have already been planned for and expected to be delivered by 2036, an additional 5,930 homes are required to meet our housing need. The draft Local Plan proposes an element of flexibility to take account of changing circumstances and makes provision for approximately 1,300 additional homes over the plan period to achieve this flexibility. The draft Plan therefore proposes to make provision for 7,252 homes over the plan period to 2036.</p> <p>The preferred development strategy in the draft Plan is urban concentration and intensification with some growth dispersed to other areas of the Borough. Queniborough is classed as an ‘other</p>	<p>The Queniborough Neighbourhood Plan must support the strategic development needs set out in the Charnwood Local Plan (Core Strategy) including policies for housing development.</p> <p>Policy CS1 of the Core Strategy makes provision for at least 13,940 homes in the Borough over the period 2011 to 2028. Most of this growth is to be provided for in the form of urban extensions on the edge of Leicester City and Loughborough and, to a lesser extent, development at seven Service Centres.</p> <p>The Core Strategy requires that at least 500 homes are to be provided in 12 ‘other settlements’- Barkby, Burton on the Wolds, Cossington, East Goscote, Hathern, Newtown Linford, Queniborough, Rearsby, Thrussington, Thurcaston, Woodhouse Eaves and Wymeswold.</p> <p>Over the period 2011-2018, 580 homes had been built in these 12 ‘other settlements’ and a further 238 homes had planning permission at</p>	The Neighbourhood Plan be modified to reflect the current status of the draft Charnwood Local Plan 2019-36.

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		<p>settlement’ in the proposed settlement hierarchy and the draft Plan directs almost 800 homes to other settlements and allocates sites for 634 new homes in these villages with the remainder to be identified through the neighbourhood planning process.</p> <p>The Sustainability Appraisal has been used to inform an assessment of the sites in terms of how they will align with economic, social and environmental objectives. Sites have been selected to avoid significant adverse impacts and where such impacts are unavoidable, the potential for suitable mitigation measures can be considered. The draft Plan proposes three site allocations in Queniborough Neighbourhood Plan area. HS71 land off Melton Road (55 houses), HS72 land at Threeways Farm (100 houses) and HS11 Queniborough Lodge (132 houses) which totals 287 new homes in Queniborough. It is important to note that HS11 Queniborough Lodge adjoins Syston and therefore forms part of the Leicester Urban Area in the draft Local Plan and is included in the figure for the ‘Leicester Urban Area’ and not the figure for ‘other settlements’.</p> <p>The Neighbourhood Plan needs to be based on an up to date assessment of housing need (paragraph 11 of NPPF). The Plan refers to the Leicester and Leicestershire Housing and Economic Needs Assessment (HEDNA) 2017 in paragraph 7.7 which has now been superseded by the standard methodology for calculating housing need in the NPPF (paragraph 60). The Neighbourhood Plan</p>	<p>31st March 2018. This means that for these places, the minimum Core Strategy housing provision has been met.</p> <p>Charnwood Borough Council are in the process of preparing a new Local Plan for the Borough, for the period up to 2036. The new Local Plan will include strategic and detailed policies and will be prepared to provide for a longer plan period. The draft Charnwood Local Plan 2019-36 was published for consultation in November 2019. The preferred development strategy is an urban concentration and intensification strategy with some growth dispersed to other areas of the Borough. It focuses housing and employment at the edge of Leicester, proposes managed growth at Loughborough, directs some growth to Shepshed and smaller scale growth to the Service Centres and Other Settlements (including Queniborough). It is proposed that the Other Settlements are to provide for 945 dwellings between then over the period 2019-36.</p> <p>Three housing sites are proposed in Queniborough Neighbourhood Area:  HS11 Queniborough Lodge 132dw  HS71 Land off Melton Road 55dw  HS72 Land at Threeways Farm 100dw</p>	

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		<p>identifies Queniborough Lodge as a housing allocation which is supported. The scale of housing identified for 'other settlements', which includes Queniborough, in the emerging local plan may mean this is insufficient to meet the housing needs. The emerging Local Plan is, however, subject to public consultation and examination in public and therefore may change.</p>	<p>At this stage the new Local Plan carries little weight and the Qualifying Body does not support the proposed growth in Queniborough, although our Neighbourhood Plan does support HS11.</p> <p>We accept that once the new Local Plan is finalised, we may still have to review the Neighbourhood Plan to make sure it is in general conformity.</p>	
<b>Davidsons</b>	Housing	<p>Since the publication of the Draft Neighbourhood Plan, Charnwood Borough Council have published its Draft Local Plan, which sets out the need for 800 homes in 'Other Settlements'. The Neighbourhood Plan should be amended to take account of this increase in requirement and consider allocating sites for residential development.</p> <p>Davidsons Developments consider Queniborough to be in a sustainable location for further residential development and that a site it has under its control, see attached, would represent a natural extension to our existing development and to the village. The site can be accessed through our existing developments to the west.</p>	<p>The Queniborough Neighbourhood Plan must support the strategic development needs set out in the Charnwood Local Plan (Core Strategy) including policies for housing development.</p> <p>Policy CS1 of the Core Strategy makes provision for at least 13,940 homes in the Borough over the period 2011 to 2028. Most of this growth is to be provided for in the form of urban extensions on the edge of Leicester City and Loughborough and, to a lesser extent, development at seven Service Centres.</p> <p>The Core Strategy requires that at least 500 homes are to be provided in 12 'other settlements'- Barkby, Burton on the Wolds, Cossington, East Goscote, Hathern, Newtown Linford, Queniborough, Rearsby, Thrussington, Thurcaston, Woodhouse Eaves and Wymeswold.</p>	<p>The Neighbourhood Plan be modified to reflect the current status of the draft Charnwood Local Plan 2019-36.</p>

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			<p>Over the period 2011-2018, 580 homes had been built in these 12 'other settlements' and a further 238 homes had planning permission at 31st March 2018. This means that for these places, the minimum Core Strategy housing provision has been met.</p> <p>Charnwood Borough Council are in the process of preparing a new Local Plan for the Borough, for the period up to 2036. The new Local Plan will include strategic and detailed policies and will be prepared to provide for a longer plan period. The draft Charnwood Local Plan 2019-36 was published for consultation in November 2019. The preferred development strategy is an urban concentration and intensification strategy with some growth dispersed to other areas of the Borough. It focuses housing and employment at the edge of Leicester, proposes managed growth at Loughborough, directs some growth to Shepshed and smaller scale growth to the Service Centres and Other Settlements (including Queniborough). It is proposed that the Other Settlements are to provide for 945 dwellings between then over the period 2019-36.</p> <p>Three housing sites are proposed in Queniborough Neighbourhood Area:</p>	



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			<p>HS11 Queniborough Lodge 132dw            HS71 Land off Melton Road 55dw            HS72 Land at Threeways Farm 100dw</p> <p>At this stage the new Local Plan carries little weight and the Qualifying Body does not support the proposed growth in Queniborough, although our Neighbourhood Plan does support HS11.</p> <p>We accept that once the new Local Plan is finalised, we may still have to review the Neighbourhood Plan to make sure it is in general conformity.</p>	
<p><b>David Wilson Homes</b></p>	<p>Paragraphs 1.15 and 7.9</p>	<p>Paragraphs 1.15 and 7.9 set out that the new Charnwood Local Plan carries little weight. Charnwood Borough Council is consulting on the Draft Charnwood Local Plan until 16<sup>th</sup> December 2019, and the new Charnwood Local Plan will include strategic and detailed policies to cover the plan period 2019 – 2036. Paragraph 13 of the Framework makes clear neighbourhood plan should support the delivery of strategic policies contained in local plans and should shape and direct development that is outside of these strategic policies. Paragraph 29 confirms that Neighbourhood Plans should not promote less development than set out in the strategic policies for the area or undermine those strategic policies. The Queniborough Neighbourhood Plan should therefore seek to take forward the strategic policies of the emerging Charnwood Borough Council Local Plan; in relation to allocations for housing development and the overall strategy for</p>	<p>The Queniborough Neighbourhood Plan must support the strategic development needs set out in the Charnwood Local Plan (Core Strategy) including policies for housing development.</p> <p>Policy CS1 of the Core Strategy makes provision for at least 13,940 homes in the Borough over the period 2011 to 2028. Most of this growth is to be provided for in the form of urban extensions on the edge of Leicester City and Loughborough and, to a lesser extent, development at seven Service Centres.</p> <p>The Core Strategy requires that at least 500 homes are to be provided in 12 'other settlements'- Barkby, Burton on the Wolds, Cossington, East Goscote, Hathern, Newtown Linford,</p>	<p>The Neighbourhood Plan be modified to reflect the current status of the draft Charnwood Local Plan 2019-36.</p>

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		development in Other Settlements such as Queniborough.	<p>Queniborough, Rearsby, Thrussington, Thurcaston, Woodhouse Eaves and Wymeswold.</p> <p>Over the period 2011-2018, 580 homes had been built in these 12 'other settlements' and a further 238 homes had planning permission at 31st March 2018. This means that for these places, the minimum Core Strategy housing provision has been met.</p> <p>Charnwood Borough Council are in the process of preparing a new Local Plan for the Borough, for the period up to 2036. The new Local Plan will include strategic and detailed policies and will be prepared to provide for a longer plan period. The draft Charnwood Local Plan 2019-36 was published for consultation in November 2019. The preferred development strategy is an urban concentration and intensification strategy with some growth dispersed to other areas of the Borough. It focuses housing and employment at the edge of Leicester, proposes managed growth at Loughborough, directs some growth to Shepshed and smaller scale growth to the Service Centres and Other Settlements (including Queniborough). It is proposed that the Other Settlements are to provide for 945</p>	

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			<p>dwelling between then over the period 2019-36.</p> <p>Three housing sites are proposed in Queniborough Neighbourhood Area:            HS11 Queniborough Lodge 132dw            HS71 Land off Melton Road 55dw            HS72 Land at Threeways Farm 100dw</p> <p>At this stage the new Local Plan carries little weight and the Qualifying Body does not support the proposed growth in Queniborough, although our Neighbourhood Plan does support HS11.</p> <p>We accept that once the new Local Plan is finalised, we may still have to review the Neighbourhood Plan to make sure it is in general conformity.</p>	
<b>Charnwood Borough Council</b>	Draft Charnwood Local Plan 2019 - 2036	<p>Paragraph of 7.9 of the Neighbourhood Plan notes the draft Local Plan has little weight at this stage. Whilst this is correct, the Neighbourhood Plan needs to be aware of this and consider the implications. Paragraph 9 of the Planning Practice Guidance 'Neighbourhood Planning' notes that whilst a draft neighbourhood plan is not tested against the policies in an emerging local plan the reasoning and evidence informing the emerging local plan process is likely to be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested.</p> <p>Paragraph 84 of the Planning Practice Guidance also notes that to reduce the likelihood of a neighbourhood plan becoming out of date once a</p>	<p>The Queniborough Neighbourhood Plan must support the strategic development needs set out in the Charnwood Local Plan (Core Strategy) including policies for housing development.</p> <p>Policy CS1 of the Core Strategy makes provision for at least 13,940 homes in the Borough over the period 2011 to 2028. Most of this growth is to be provided for in the form of urban extensions on the edge of Leicester City and Loughborough and, to a lesser extent, development at seven Service Centres.</p>	<p>The Neighbourhood Plan be modified to reflect the current status of the draft Charnwood Local Plan 2019-36.</p>

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		<p>new local plan is adopted, communities preparing a neighbourhood plan should take account of the latest and most up-to-date evidence.</p> <p>Paragraph 9 of the Planning Practice Guidance notes that ‘to ensure that neighbourhood plans remain as up-to-date as possible, national guidance recommends that neighbourhood plan groups should consider providing indicative delivery timetables and allocating reserve sites to ensure that emerging evidence of housing need is addressed. This can help minimise potential conflicts and ensure that policies in the neighbourhood plan are not overridden by a new local plan’. It is therefore recommended that the Queniborough Neighbourhood Plan takes account of the housing allocations in the emerging Local Plan but bears in mind that these are still draft and that there is potential that these might change as the Local Plan progresses. We would welcome the opportunity for further engagement and discussion of these issues.</p>	<p>The Core Strategy requires that at least 500 homes are to be provided in 12 ‘other settlements’- Barkby, Burton on the Wolds, Cossington, East Goscote, Hathern, Newtown Linford, Queniborough, Rearsby, Thrussington, Thurcaston, Woodhouse Eaves and Wymeswold.</p> <p>Over the period 2011-2018, 580 homes had been built in these 12 ‘other settlements’ and a further 238 homes had planning permission at 31st March 2018. This means that for these places, the minimum Core Strategy housing provision has been met.</p> <p>Charnwood Borough Council are in the process of preparing a new Local Plan for the Borough, for the period up to 2036. The new Local Plan will include strategic and detailed policies and will be prepared to provide for a longer plan period. The draft Charnwood Local Plan 2019-36 was published for consultation in November 2019. The preferred development strategy is an urban concentration and intensification strategy with some growth dispersed to other areas of the Borough. It focuses housing and employment at the edge of Leicester, proposes managed growth at Loughborough, directs some growth to Shepshed and smaller scale growth to</p>	

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			<p>the Service Centres and Other Settlements (including Queniborough). It is proposed that the Other Settlements are to provide for 945 dwellings between then over the period 2019-36.</p> <p>Three housing sites are proposed in Queniborough Neighbourhood Area:            HS11 Queniborough Lodge 132dw            HS71 Land off Melton Road 55dw            HS72 Land at Threeways Farm 100dw</p> <p>At this stage the new Local Plan carries little weight and the Qualifying Body does not support the proposed growth in Queniborough, although our Neighbourhood Plan does support HS11.</p> <p>We accept that once the new Local Plan is finalised, we may still have to review the Neighbourhood Plan to make sure it is in general conformity.</p>	
<b>Leicestershire County Council</b>	Housing	It is suggested that reference is made to recognising a significant growth in the older population and that development seeks to include bungalows etc of differing tenures to accommodate the increase. This would be in line with the draft Adult Social Care Accommodation Strategy for older people which promotes that people should plan ahead for their later life, including considering downsizing, but recognising that people's choices are often limited by the lack of suitable local options.	Although there is some Sheltered Housing, there are no Care Homes, Residential Homes or Nursing Homes in Queniborough. Therefore, it is important that new developments help increase the availability of lifetime homes and bungalows. This will enable more people having homes that can meet their needs as they get older and experience changes to their health and social circumstances, so	No change

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			delaying the need for them to move to alternative accommodation. Policy Q14: Housing Mix requires applicants for the development of new dwellings will need to demonstrate how their proposals will meet the housing needs of older households.	
<b>Charnwood Borough Council</b>	Policy Q10: Infill Housing	Policy Q10 Infill housing states that permission for infill housing development within settlement boundaries will be supported where they meet the other policies of the Neighbourhood Plan. This policy is welcomed, however, we wonder whether there is potential to be more prescriptive for example setting out the scale of development which would be appropriate within the settlement boundary (settlement limits).	The Core Strategy supports infill development in Queniborough without any restriction on scale.	No change
<b>Gladman</b>	Policy Q11: Queniborough Lodge	Noting that the QNP is seeking to allocate the Queniborough Lodge, a lapsed planning permission, Gladman suggest that further investigative work is undertaken to understand the reasons for this lapse and whether the site remains available for development. It may not be necessary to allocate the site for development if it is contained within the settlement boundaries of the QNP and other policies would therefore then support this development.	Policy Q11 supports the redevelopment of Queniborough Lodge in accordance with the National Planning Policy Framework which gives substantial weight to the value of using suitable brownfield land within settlements for homes.	No change
<b>Charnwood Borough Council</b>	Policy Q11 Page 42	Policy Q11 Queniborough Lodge is welcomed (please see also comments above under section 'Draft Charnwood Local Plan 2019 – 2036'). The policy will need to be underpinned by robust evidence setting out the site selection which has been undertaken and also how the loss of employment land has been considered.	Policy Q11 supports the redevelopment of Queniborough Lodge in accordance with the National Planning Policy Framework which gives substantial weight to the value of using suitable brownfield land within settlements for homes.	No change

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<b>Leicestershire County Council</b>	Brownfield, Soils and Agricultural Land	<p>The NPPF encourages the effective use of brownfield land for development, provided that it is not of high environmental/ecological value. Neighbourhood planning groups should check with DEFRA if their neighbourhood planning area includes brownfield sites. Where information is lacking as to the ecological value of these sites then the Neighbourhood Plan could include policies that ensure such survey work should be carried out to assess the ecological value of a brownfield site before development decisions are taken.</p> <p>Soils are an essential finite resource on which important ecosystem services such as food production, are dependent on. They therefore should be enhanced in value and protected from adverse effects of unacceptable levels of pollution. Within the governments “Safeguarding our Soils” strategy, DEFRA have produced a code of practice for the sustainable use of soils on construction sites which could be helpful to neighbourhood planning groups in preparing environmental policies.</p> <p>High quality agricultural soils should, where possible be protected from development and where a large area of agricultural land is identified for development then planning should consider using the poorer quality areas in preference to the higher quality areas. Neighbourhood planning groups should consider mapping agricultural land classification within their plan to enable informed decisions to be made in the future. Natural England</p>	The National Planning Policy Framework gives substantial weight to the value of using suitable brownfield land within settlements for homes. The Queniborough Lodge site lies within our proposed Settlement Boundaries and could help meet local housing needs while safeguarding the countryside from development.	No change



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		can provide further information and Agricultural Land classification.		
<b>Charnwood Borough Council</b>	Policy Q12: Homes in the Countryside	Policy Q12 Homes in the Countryside makes reference to rural exception housing in accordance with Core Strategy Policy CS3. It is important to understand how local housing need will be identified, for example has a local housing needs survey been undertaken?	Our 2019 Questionnaire Survey included questions on housing need. The results identify a need for local housing, but this need can largely be met by existing plans for market housing. 70 of the 176 dwellings on Davidsons' Barley Fields site are to be affordable. While people with a connection to Queniborough Parish are not prioritised, there are opportunities for local people to access affordable homes for rent or shared-ownership.	No change
<b>Gladman</b>	Policy Q12: Homes in the Countryside	Gladman object to the use of settlement limits in circumstances such as this where they would preclude otherwise sustainable development in coming forward. The Framework is clear that development which is sustainable should go ahead without delay. The use of settlement limits to arbitrarily restrict suitable development from coming forward on the edge of settlements does not accord with the positive approach to growth required by the Framework. Gladman suggest that this policy should therefore be worded more flexibly in the interim in accordance with paragraphs 11 and 16(b) of the NPPF (2019) and the requirement for policies to be sufficiently flexible to adapt to rapid change and prepared positively.  Accordingly, Gladman consider that the above policy should be modified to allow for this flexibility, and it is considered that the QNP would be better	The Core Strategy supports infill development in Queniborough. To clarify where infill development would be acceptable, our Neighbourhood Plan defines Settlement Boundaries which takes account of the character of Queniborough village and nearby Syston. This will replace the Settlement Boundaries defined by the Borough of Charnwood Local Plan (2004). 96% of respondents to our 2019 Questionnaire Survey think that a Settlement Boundary is a good way of controlling development in Queniborough. 89% of respondents agree with the Settlement Boundaries we identified.	No change

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		<p>served by a criteria-based approach consistent with the requirements of national policy and the following wording is put forward for consideration:</p> <p>“The Neighbourhood Plan will take a positive approach to new development that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. Development proposals that accord with the policies of the Development Plan and the Neighbourhood Plan will be supported particularly where they provide:</p> <ul style="list-style-type: none"> <li>- New homes including market and affordable housing; or</li> <li>- Opportunities for new business facilities through new or expanded premises; or</li> <li>- Infrastructure to ensure the continued vitality and viability of the neighbourhood area.</li> </ul> <p>Development proposals that are considered sustainable and well related to the existing settlement will be supported provided that the adverse impacts do not significantly and demonstrably outweigh the benefits of development”</p> <p>Indeed, this approach was taken in the examination of the Godmanchester Neighbourhod Plan. Paragraph 4.12 of the examiner’s Report states:</p>	<p>Outside these settlement boundaries, new residential development will be more limited in accordance with the Core Strategy.</p>	

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		<p>“...Policy GMC1 should be modified to state that “Development...shall be focussed within or adjoining the settlement boundary as identified in the plan”. It should be made clear that any new development should be either infill or of a minor or moderate scale, so that the local distinctiveness of the settlement is not compromised. PM2 should be made to achieve this flexibility and ensure regard is had to the NPPF and the promotion of sustainable development. PM2 is also needed to ensure that the GNP will be in general conformity with the aims for the new housing development in the Core Strategy and align with similar aims in the emerging Local Plan”</p>		
<p><b>Charnwood Borough Council</b></p>	<p>Policy Q14: Housing Mix</p>	<p>Policy Q14 Housing mix notes that applicants for the development of new dwellings will need to demonstrate how their proposal will meet the housing needs of older households and/ or the need for smaller, low-cost homes for sale. Similarly, to the point made above, has a housing needs survey been undertaken setting out how much elderly and young person housing is required in Queniborough.</p>	<p>27% of respondents to our 2019 Household Questionnaire said that they would be looking for alternative housing within Queniborough over the next 10 years.</p> <p>The most popular response as to why the current home does not meet the householders need was because their current household is too large; 45% of respondents selected this option. 24% of respondents mentioned that they want to live independently.</p> <p>37% of the respondents would be looking for a family home of 2 or more bedrooms. 32% of respondents would be looking for a bungalow of 1 or 2 bedrooms.</p>	<p>No change</p>

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<b>Historic England</b>	Section 8 Heritage and Design	<p>Thank you for consulting Historic England about your Neighbourhood Plan.</p> <p>The area covered by your Neighbourhood Plan includes a number of important designated heritage assets. In line with national planning policy, it will be important that the strategy for this area safeguards those elements which contribute to the significance of these assets so that they can be enjoyed by future generations of the area.</p> <p>If you have not already done so, we would recommend that you speak to the planning and conservation team at your local planning authority together with the staff at the county council archaeological advisory service who look after the Historic Environment Record. They should be able to provide details of the designated heritage assets in the area together with locally important buildings, archaeological remains and landscapes.</p> <p>Some Historic Environmental Records may also be available on-line via the Heritage Gateway (<a href="http://www.heritagegateway.org.uk">www.heritagegateway.org.uk</a>). It may also be useful to involve local voluntary groups such as the Local Civic Society or local historic groups in the production of your Neighbourhood Plan. Historic England has produced advice which your community might find helpful in helping to identify what it is about your area which makes it distinctive and how you might go about ensuring that the character of the area is retained. These can be found at:</p>	In Queniborough Parish, Listed Buildings and a Conservation Area have already been designated under relevant legislation. However, there are other buildings and sites in the Parish that make a positive contribution providing local character and sense of place because of their heritage value. These are identified and protected by Policy Q15: Non-designated Heritage Assets	No change

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		<p><a href="https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/">https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/</a>&gt;</p> <p>You may also find the advice in “Planning for the Environment at the Neighbourhood Level” useful. This has been produced by Historic England, Natural England, The Environment Agency and the Forestry Commission. As well as giving ideas on how you might improve your local environment, it also contains some useful further sources of information. This can be downloaded from:  <a href="http://webarchive.nationalarchives.gov.uk/20140328084622/">http://webarchive.nationalarchives.gov.uk/20140328084622/</a> <a href="http://cdn.environment-agency.gov.uk/LIT_6524_7da381.pdf">http://cdn.environment-agency.gov.uk/LIT_6524_7da381.pdf</a>&gt;</p> <p>If you envisage including new housing allocations in your plan, we refer you to our published advice available on our website, “Housing Allocations in Local Plans” as this relates equally to neighbourhood planning. This can be found at <a href="https://content.historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/heag074-he-and-site-allocation-local-plans.pdf/">https://content.historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/heag074-he-and-site-allocation-local-plans.pdf/</a></p>		
Leicestershire County Council	Paragraph 8.12	Page 51 – the page ends mid-sentence and the sentence does not continue on the following page.	Part of the sentence is hidden underneath the map on page 52.	Paragraph 8.12 be modified to: <i>Where a proposed development will lead to substantial harm to or total loss of significance of a designated</i>

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				<i>heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.</i>
<b>Charnwood Borough Council</b>	Policy Q15: Non-designated Heritage Assets	Policy Q15 Non-designated Heritage Assets list a number of non-designated heritage assets. It is difficult to see how this policy would be used in decision making. It would be useful to include criteria to help the decision maker assess the potential harm.	Policy Q15: Non-designated Heritage Assets seeks to add a local layer of detail to the policies of the NPPF by identifying non-designated heritage assets.	No change
<b>Leicestershire County Council</b>	Policy Q16	This is a strong policy but could be strengthened by mentioning sustainable building materials and sustainable design techniques (for example rainwater harvesting)	Neighbourhood plans are unable to set targets beyond the Building Regulations on energy efficiency.	No change
<b>Leicestershire County Council</b>	Flood Risk Management	The County Council are fully aware of flooding that has occurred within Leicestershire and its impact on residential properties resulting in concerns relating to new developments. LCC in our role as the Lead Local Flood Authority (LLFA) undertake investigations into flooding, review consent applications to undertake works on ordinary	Noted. Flood risk remains an important issue for the Parish.	No change

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		<p>watercourses and carry out enforcement where lack of maintenance or unconsented works has resulted in a flood risk. In April 2015 the LLFA also became a statutory consultee on major planning applications in relation to surface water drainage and have a duty to review planning applications to ensure that the onsite drainage systems are designed in accordance with current legislation and guidance. The LLFA also ensures that flood risk to the site is accounted for when designing a drainage solution.</p> <p>The LLFA is not able to:</p> <ul style="list-style-type: none"> <li>• Prevent development where development sites are at low risk of flooding or can demonstrate appropriate flood risk mitigation.</li> <li>• Use existing flood risk to adjacent land to prevent development.</li> <li>• Require development to resolve existing flood risk.</li> </ul> <p>When considering flood risk within the development of a neighbourhood plan, the LLFA would recommend consideration of the following points:</p> <ul style="list-style-type: none"> <li>• Locating development outside of river (fluvial) flood risk (Flood Map for Planning (Rivers and Sea)).</li> <li>• Locating development outside of surface water (pluvial) flood risk (Risk of Flooding from Surface Water map).</li> <li>• Locating development outside of any groundwater flood risk by considering any local knowledge of groundwater flooding.</li> </ul>		

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		<ul style="list-style-type: none"> <li>• How potential SuDS features may be incorporated into the development to enhance the local amenity, water quality and biodiversity of the site as well as manage surface water runoff.</li> <li>• Watercourses and land drainage should be protected within new developments to prevent an increase in flood risk.</li> </ul> <p>All development will be required to restrict the discharge and retain surface water on site in line with current government policies. This should be undertaken through the use of Sustainable Drainage Systems (SuDS). Appropriate space allocation for SuDS features should be included within development sites when considering the housing density to ensure that the potential site will not limit the ability for good SuDS design to be carried out. Consideration should also be given to blue green corridors and how they could be used to improve the bio-diversity and amenity of new developments, including benefits to surrounding areas.</p> <p>Often ordinary watercourses and land drainage features (including streams, culverts and ditches) form part of development sites. The LLFA recommend that existing watercourses and land drainage (including watercourses that form the site boundary) are retained as open features along their original flow path and are retained in public open space to ensure that access for maintenance can be achieved. This should also be considered when looking at housing densities within the plan to ensure that these features can be retained.</p>		



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		LCC in our role as LLFA will object to anything contrary to LCC policies.		
<b>Charnwood Borough Council</b>	Policy Q17: Water Management	Policy Q17 Water Management discusses flood risk. It might be useful to include a map showing flood zones in the neighbourhood area.	Agreed	A map be added to Section 9- Flooding to show Flood Risk Zones.
<b>Leicestershire County Council</b>	Climate Change	The County Council through its Environment Strategy and Carbon Reduction Strategy is committed to reducing greenhouse gas emissions in Leicestershire and increasing Leicestershire's resilience to the predicted changes in climate. Neighbourhood Plans should in as far as possible seek to contribute to and support a reduction in greenhouse gas emissions and increasing the county's resilience to climate change.	Neighbourhood plans are unable to set targets beyond the Building Regulations on energy efficiency. The Queniborough Neighbourhood Plan takes a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, biodiversity and landscapes.	No change
<b>Charnwood Borough Council</b>	Policy Q18 Renewable Energy Page 61	Policy Q18 Renewable Energy – states that wind turbines will not be supported. This is not in accordance with Policy CS16 Sustainable Construction and Energy and the NPPF which make provision for granting permission for wind farms if a number of criteria are met namely that the development site is an area identified as suitable for wind energy and that following consultation it can be demonstrated that the planning impacts identified by local communities have been fully addressed and therefore the proposal has their backing. Robust evidence will be needed to underpin this aspect of the policy as to why wind turbines will not be supported.	The NPPF makes it clear that a proposed wind energy development involving one or more turbines should not be considered acceptable unless it is in an area identified as suitable for wind energy development in the development plan; and, following consultation, it can be demonstrated that the planning impacts identified by the affected local community have been fully addressed and the proposal has their backing. The responses to our 2019 Questionnaire Survey showed that 68% of local people are against wind turbines and wind farms.	The last paragraph of Policy Q18: Renewable Energy be modified to: <i>Wind turbines and wind farms in Queniborough neighbourhood Area do not have the backing of local people.</i>

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		PROPOSED ACTION: Reword Policy Q18 to be in accordance with Core Strategy Policy CS16 and the NPPF.	Policy Q18 makes it clear that wind turbines are not acceptable in the Queniborough Neighbourhood Area.	
<b>Leicestershire County Council</b>	Employment and Business	We would recommend including economic development aspirations with your Plan, outlining what the community currently values and whether they are open to new development of small businesses etc.	Section 11 of the Neighbourhood Plan addresses economic development issues.	No change
<b>Charnwood Borough Council</b>	Policy Q19 Page 46	Policy Q19 Queniborough Industrial Estate sets out that the industrial estate will be safeguarded and also that expansion of existing businesses within the site will be supported. This policy could provide more flexibility by allowing for expansion of the Industrial Estate outside of the limits to development subject to a number of criteria been met. It would also be useful to understand if any other employment sites have been considered for inclusion in the neighbourhood plan and if so, what site selection process has been undertaken.	The expansion of Queniborough Industrial Estate is restricted by the Area of Separation.	No change
<b>Leicestershire County Council</b>	Appendix 1: Non-Planning Issues	The plan references electric vehicle charging pints, but as a 'non-planning issue'. Given the Government's plans to ban the sales of new diesel and petrol cars by 2040, there is expected to be a reliance of electric vehicles on the roads which in turn will require supporting infrastructure. The planning group should therefore be mindful of this and may wish to upgrade this policy within the plan.	Agree.	A new policy be prepared to provide for electric vehicles infrastructure in new developments.