

May 2020

Queniborough Neighbourhood Plan  
2019-2028  
Submission



# Queniborough Neighbourhood Plan: Submission



## Contents

<b>1.</b>	<b>Introduction</b> .....	<b>1</b>
	<b>Neighbourhood Plans</b> .....	<b>1</b>
	<b>The Queniborough Neighbourhood Area</b> .....	<b>1</b>
	<b>Basic Conditions</b> .....	<b>3</b>
	National Planning Policy Framework .....	<b>3</b>
	Charnwood Local Plan .....	<b>3</b>
	Excluded Development .....	<b>4</b>
	<b>Leicester &amp; Leicestershire 2050: Our Vision for Growth</b> .....	<b>4</b>
	<b>What has been done so far</b> .....	<b>5</b>
	<b>What happens next?</b> .....	<b>6</b>
<b>2.</b>	<b>Sustainable Development</b> .....	<b>8</b>
	<b>Key Issues</b> .....	<b>8</b>
	<b>Vision</b> .....	<b>9</b>
	<b>Implementation</b> .....	<b>9</b>
<b>3.</b>	<b>Transport</b> .....	<b>11</b>
	<b>Highway Network</b> .....	<b>11</b>
	The Crossroads .....	<b>12</b>
	Road Safety and Speeding Traffic .....	<b>13</b>
	Parking .....	<b>14</b>
	Heavy Goods Vehicles .....	<b>15</b>
	Air Quality .....	<b>16</b>
	<b>Rail</b> .....	<b>16</b>
	<b>Bus</b> .....	<b>16</b>
	<b>Walking</b> .....	<b>17</b>
	<b>Cycling</b> .....	<b>17</b>
<b>4.</b>	<b>Green Spaces</b> .....	<b>18</b>
<b>5.</b>	<b>Services and Facilities</b> .....	<b>20</b>
	Retaining Services and Facilities .....	<b>20</b>
	Queniborough Post Office and General Store .....	<b>21</b>
	S & J Newsagents and Traditional Sweet Shop .....	<b>21</b>
	Queniborough Village Hall .....	<b>21</b>

# Queniborough Neighbourhood Plan: Submission



	Queniborough Scout Group .....	22
	Queniborough CofE Primary School .....	22
	Public Houses .....	22
	<b>Sport and Recreation</b> .....	22
	King George’s Field.....	24
	Queniborough Cricket Club.....	24
	Rearsby Road Playing Field .....	24
	Syston Rugby Football Club.....	24
	Shortfalls .....	25
	<b>Mobile Network</b> .....	26
	<b>Superfast Broadband</b> .....	26
	<b>Infrastructure</b> .....	26
<b>6.</b>	<b>Countryside</b> .....	<b>28</b>
	Countryside .....	28
	Landscape .....	28
	Local Landscape and Settlement Character.....	28
	Area of Separation .....	30
	Green Infrastructure.....	30
	Biodiversity.....	31
	River Wreake .....	33
	Local Wildlife Sites.....	33
	Wildlife Corridors.....	33
	Notable Species .....	35
	Access to the Countryside.....	36
<b>7.</b>	<b>Housing</b> .....	<b>37</b>
	Strategic Housing Requirement .....	37
	Housing Supply .....	37
	Charnwood Local Plan Review .....	38
	Local Housing Needs.....	38
	Infill Housing.....	39
	Queniborough Lodge.....	39
	Housing in the Countryside.....	42
	Residential Conversion of Rural Buildings .....	42

# Queniborough Neighbourhood Plan: Submission



	<b>Housing Mix</b> .....	44
	Accommodation for Older People .....	45
	Self-build and Custom Housebuilding .....	45
	Affordable Housing .....	46
<b>8.</b>	<b>Heritage and Design</b> .....	<b>47</b>
	<b>History</b> .....	47
	<b>Designated Heritage Assets</b> .....	48
	Listed Buildings.....	50
	Conservation Area.....	50
	<b>Non-designated Heritage Assets</b> .....	51
	Locally Listed Buildings .....	51
	Locally Valued Heritage Assets .....	51
	<b>Design</b> .....	53
<b>9.</b>	<b>Flooding</b> .....	<b>55</b>
	Flooding from Rivers .....	55
	Surface Water Flooding.....	55
	Sustainable Drainage Systems (SuDS) .....	55
<b>10.</b>	<b>Renewable Energy</b> .....	<b>58</b>
	<b>Solar Farms</b> .....	58
	<b>Wind Energy</b> .....	58
	<b>Biomass</b> .....	58
	<b>Microgeneration Technologies</b> .....	59
	<b>Energy Efficiency</b> .....	60
	<b>Electric Vehicle Chargepoints</b> .....	60
<b>11.</b>	<b>Employment and Business</b> .....	<b>62</b>
	<b>Economic Activity</b> .....	62
	<b>Business</b> .....	62
	Queniborough Industrial Estate .....	63
	Business Conversion of Rural Buildings.....	63
	Home Working.....	66
	<b>Appendix 1: Non-Planning Issues</b> .....	<b>67</b>
	Transport.....	67
	Green Spaces .....	67

# Queniborough Neighbourhood Plan: Submission



Facilities and Services.....	67
Countryside .....	67
Heritage and Design.....	67
Flooding.....	68
Renewable Energy .....	68
<b>Appendix 2: Parking Standards.....</b>	<b>69</b>
<b>Appendix 3: Local Green Space- Summary of Reasons for Designation .....</b>	<b>70</b>
<b>Policies Map (Parish).....</b>	<b>71</b>
<b>Policies Map (Village).....</b>	<b>72</b>

# Queniborough Neighbourhood Plan: Submission



## 1. Introduction

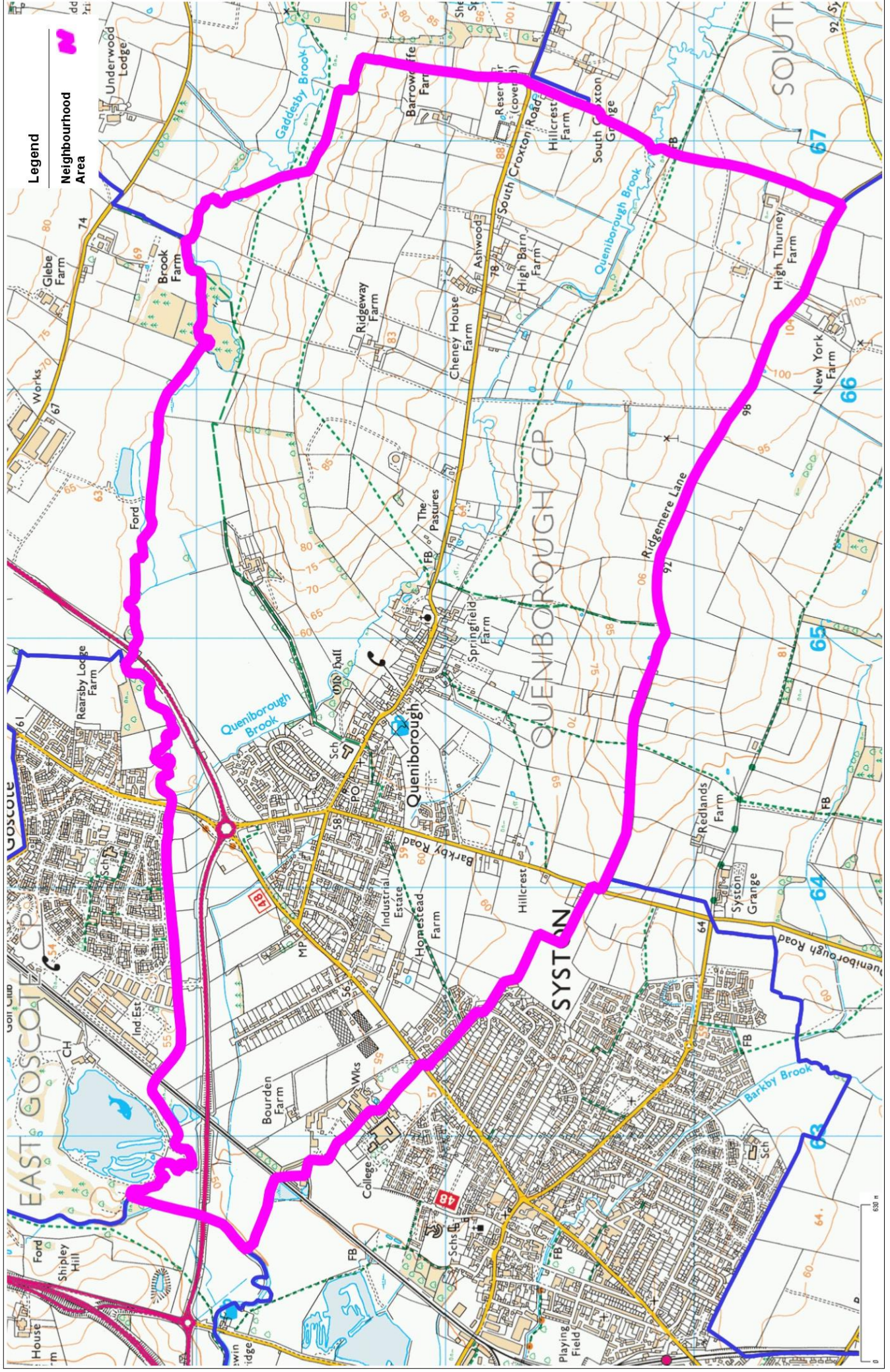
---

### Neighbourhood Plans

- 1.1 The 2011 Localism Act has given communities the right to draw up a Neighbourhood Plan. This right is aimed at giving local communities genuine opportunities to influence the future of the places where they live.
- 1.2 The Queniborough Neighbourhood Plan will allow people who live, work and have a business in the Parish to have a say where they think new houses and businesses should be located and what they should look like. Our Neighbourhood Plan can also identify and protect important Local Green Spaces, conserve local heritage and protect areas of nature conservation interest. The Queniborough Neighbourhood Plan will be a statutory plan which means that once it has been finalised, it will be used to determine planning applications in the Parish.

### The Queniborough Neighbourhood Area

- 1.3 The Queniborough Neighbourhood Area comprises the Parish of Queniborough which is located within Charnwood Borough, Leicestershire. The Parish is comprised of a large rural area (804 hectares) with a population of 2,326 and 1,028 dwellings (2011 Census).
- 1.4 Queniborough lies in the Wreake Valley south of the A607, 6 miles (9.66 km) north-east of Leicester City Centre. Queniborough village lies between Syston to the south-west and East Goscote to the north. The village lies to the west of the Parish with the eastern part of the Parish being more sparsely populated.
- 1.5 Queniborough Parish was designated as a Neighbourhood Area on 28<sup>th</sup> March 2017. The Plan is being prepared by Queniborough Parish Council, supported by the Queniborough Neighbourhood Plan Steering Group which is made up of Parish Councillors and local residents who have volunteered to help. The Plan covers the period 2019 to 2028.
- 1.6 The Queniborough Parish Council website ([www.queniboroughpc.org.uk](http://www.queniboroughpc.org.uk)) provides information and updates about the Neighbourhood Plan preparation and its progress.



# Queniborough Neighbourhood Plan: Submission



## Basic Conditions

- 1.7 Only a draft Neighbourhood Plan that meets each of a set of basic conditions can be put to a referendum and be adopted. This means that there is not an entirely free hand over how the Plan is prepared. In particular, a Neighbourhood Plan must have regard to the National Planning Policy Framework (NPPF) and the Development Plan for the area.

## National Planning Policy Framework

- 1.8 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 Framework replaces the previous National Planning Policy Framework published in March 2012 and revised in July 2018.

## Charnwood Local Plan

- 1.9 The relevant Development Plan for the area is the Charnwood Local Plan which comprises:

### Charnwood Local Plan 2011 to 2028 Core Strategy (2015)

- 1.10 The Core Strategy identifies the vision and spatial planning framework for Charnwood borough. It contains strategic policies which are important to the future development of Charnwood. It was adopted on 9<sup>th</sup> November 2015.

### Borough of Charnwood Local Plan (2004)

- 1.11 The Borough of Charnwood Local Plan (2004) was adopted on 12<sup>th</sup> January 2004. Many of its policies have become out of date, a letter from the Secretary of State in 2007 saved some of these policies but many have since been superseded by policies in the Local Plan Core Strategy.

### Charnwood Local Plan Review

- 1.12 Charnwood Borough Council published the Draft Charnwood Local Plan 2019-36 and an accompanying Interim Sustainability Appraisal as part of the process it is following to prepare a new local plan.

- 1.13 The consultation lasted for six weeks, starting on November 4, 2019 and ending on December 16, 2019.

- 1.14 At this stage, little weight can be given to the new Local Plan and we will continue with the preparation of our Neighbourhood Plan.

- 1.15 The new Local Plan will not be finalised until the end of 2021. We expect the Neighbourhood Plan to be 'made' well before then. Once the new



# Queniborough Neighbourhood Plan: Submission



Local Plan is finalised, we may still have to review the Neighbourhood Plan to make sure it is in general conformity.

## Excluded Development

- 1.16 Our Neighbourhood Plan cannot deal with excluded development such as county matters (mineral extraction and waste development), nationally significant infrastructure (for example major transportation and energy projects) or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

## Leicester & Leicestershire 2050: Our Vision for Growth

- 1.17 The Strategic Growth Plan has been prepared by ten partner organisations, including Charnwood Borough Council, to provide a long-term vision for Leicester & Leicestershire. It is a non-statutory plan, but it sets out an agreed strategy for the period to 2050. The strategy will be delivered through Local Plans.

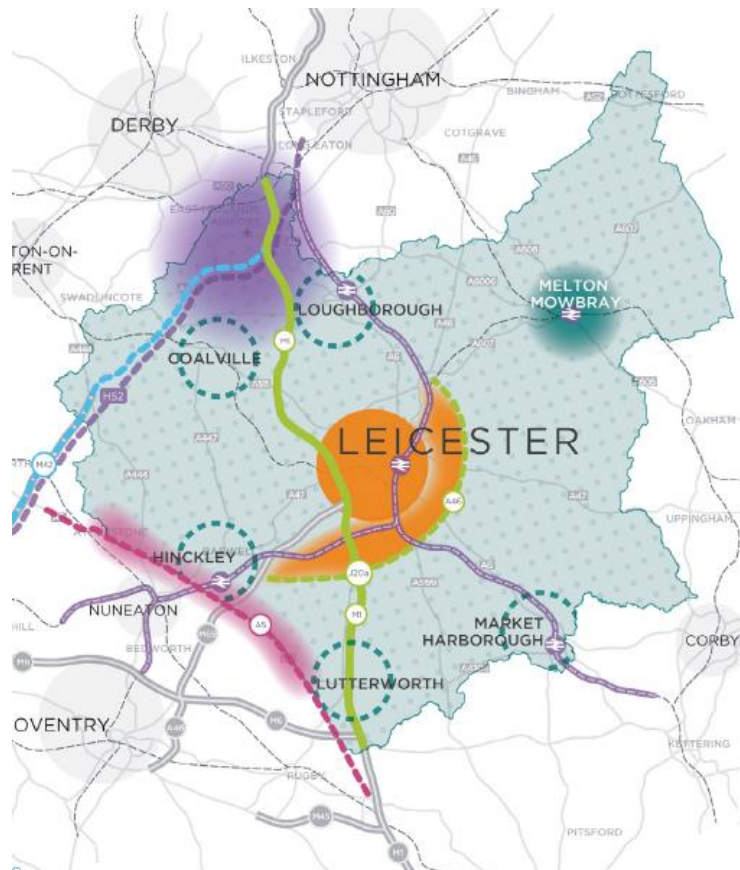


FIGURE 1: STRATEGIC GROWTH PLAN STRATEGY MAP

- 1.18 Queniborough is potentially affected by proposals for a new section of the A46 expressway - a new road extending from the M69, and continuing to the south and east of Leicester, with a new junction on the M1 (J20a). The new road will re-join the existing A46 to the northeast of the City. The precise route of the new road will have significant implications for

# Queniborough Neighbourhood Plan: Submission



encouraging growth in Leicester and Leicestershire and will be the subject of consultation at various stages in its routing and design.

- 1.19 Currently, the Queniborough Neighbourhood Plan must support the strategic development needs set out in the Charnwood Core Strategy, including policies for housing and economic development. However, a future version of the Queniborough Neighbourhood Plan may have to consider the implications of the Leicester and Leicestershire Strategic Growth Plan.
- 1.20 In the meantime, you can be assured that Queniborough Parish Council will represent the best interests of the Parish as this major growth project evolves.

## What has been done so far

- 1.21 Initial consultation on the Neighbourhood Plan for Queniborough took place at the Village Hall on 30<sup>th</sup> 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. The main issues that were raised at the consultation have helped ensure that the Neighbourhood Plan is focussed on the matters that are important for local people.
- 1.22 To support the preparation of the Neighbourhood Plan, a consultation workshop of key local stakeholders was held on 7<sup>th</sup> November 2017. The workshop looked at the key issues that the Neighbourhood Plan will need to address.



FIGURE 2: INITIAL CONSULTATION

- 1.23 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. The questionnaire results are available on the Queniborough Parish Council website.

# Queniborough Neighbourhood Plan: Submission



- 1.24 Alongside the general questionnaire sent to householders, a separate questionnaire was made available for young people aged 11-18 to complete online. A total of 14 completed questionnaires were received. The questionnaire results are available on the Queniborough Parish Council website.
- 1.25 In June 2019, children from Queniborough Primary School looked at the things they liked and disliked about the village and areas for improvement. This was undertaken by teachers as part of the national curriculum. The children provided some good, thoughtful responses about living in and around Queniborough.
- 1.26 Throughout the plan preparation process, local people have been informed of progress through the website, presentations at Parish Council Meetings, Queniborough Gazette and Facebook.
- 1.27 The process of preparing the Queniborough Neighbourhood Plan has highlighted non-planning issues or the need for community projects. This includes things like speeding traffic and fly-tipping. These matters are set out in Appendix 1.
- 1.28 The feedback from all this consultation and information about the area helped us prepare a (Pre-Submission) Draft version of the Queniborough Neighbourhood Plan. Under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012, a pre-submission consultation period of no less than six weeks on the proposed Neighbourhood Plan for Queniborough ran from 28<sup>th</sup> October to 9<sup>th</sup> December 2019.
- 1.29 All representations and comments received have been considered by Queniborough Parish Council and used to amend the Pre-Submission Draft of the Plan. A Consultation Statement, including a summary of all comments received and how these were considered, is available on the Queniborough Parish Council website.

## What happens next?

- 1.30 The Plan will now 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.
- 1.31 The Examiner will either recommend that:
- the Plan is submitted to a referendum;

# Queniborough Neighbourhood Plan: Submission



- is modified to meet the 'Basic Conditions' and then submitted to a referendum; or
- the Plan is refused.

If the Examiner is satisfied, Charnwood Borough Council will arrange a referendum. If the Plan is approved by a simple majority of those voting in the referendum, Charnwood Borough Council will adopt it.

- 1.32 When the Plan is adopted, it will form part of the Statutory Development Plan for Queniborough. Charnwood Borough Council will continue to be responsible for determining most planning applications, but in Queniborough Parish the policies in the Neighbourhood Plan, together with policies from the adopted Local Plan and the NPPF, will be the basis for those decisions.

**Note, when considering a development proposal, ALL the relevant policies of the Neighbourhood Plan will be applied.**

# Queniborough Neighbourhood Plan: Submission



## 2. Sustainable Development

---

- 2.1 The Plan must contribute to the achievement of sustainable development. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
- an **economic** objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
  - a **social** objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and
  - an **environmental** objective – to contribute to protecting and enhancing our natural, built and historic environment, including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

- 2.2 This Plan shows what sustainable development in Queniborough means in practice.

### Key Issues

- 2.3 Feedback from community consultation has identified the key issues that the Queniborough Neighbourhood Plan needs to address (in priority order):
- Transport
  - Green Spaces
  - Facilities and Services
  - Countryside

# Queniborough Neighbourhood Plan: Submission



- Housing
- Countryside Access (included in Countryside section)
- Heritage and Design
- Flooding
- Renewable Energy
- Employment and Business

2.4 These are explored in greater detail in the following chapters. The Plan will also look at opportunities for the expansion and growth of local business.

## Vision

2.5 In setting out the aims for the Plan it is vital to consider what the Parish should look like at the end of the plan period. The Plan needs to be aspirational but realistic. The vision statement set out on the next page has helped guide the preparation of the Queniborough Neighbourhood Plan and makes it clear what the Plan is aiming to achieve. 92% of respondents to our 2019 Questionnaire Survey supported this vision. Many of those who did not support the vision statement were against more housebuilding.

## Implementation

2.6 There is no point in preparing a Plan which cannot be delivered. To help implement the Queniborough Neighbourhood Plan stakeholders have been involved and have helped identify what infrastructure is needed to support the Plan.

2.7 Almost all development has some impact on the existing and the need for new infrastructure, services and amenities. Sometimes these impacts are detrimental and so it is only fair that new development pays a share of the cost of providing additional infrastructure.

# Queniborough in 2028

The unique character and heritage of Queniborough is conserved

New developments take full account of flood risk

Local housing needs are met

Important green spaces are protected

The character and beauty of the countryside and the natural environment are safeguarded

The impact of vehicular traffic and parking on village life is managed

A prosperous local economy

Local services and facilities are retained and, where possible, improved

# Queniborough Neighbourhood Plan: Submission



## 3. Transport

---

- 3.1 451 (94%) respondents identified traffic and transport as the top issue for the Neighbourhood Plan.

### Highway Network

- 3.2 Generally, the eastern side of Leicester is less well connected than the north, west and south. There are no alternative strategic link roads around the south and east of the Leicester urban area, so the current local road alternatives are restricted and congested. Orbital traffic movements tend to impact more on residential or rural roads on the outskirts of the city, including Queniborough.
- 3.3 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 will have significant implications for encouraging growth in Leicester and Leicestershire and will be the subject of consultation at various stages in its routing and design. There is a suggestion that the route could pass close to Queniborough.
- 3.4 Queniborough itself lies to the south of the A607 between Leicester and Melton Mowbray. From the A607 roundabout, the centre of Queniborough village is accessed via Rearsby Road. Rearsby Road is subject to a 7.5t weight restriction (except for loading) and 30mph speed limit with speed humps and passes through the village in a southerly direction and on to Barkby Road. Barkby Road is also 30mph with speed humps but changes to 40mph once out of the built-up area and provides access to the northeast of Leicester via Thorpe Lane and Barkbythorpe Road.
- 3.5 From the A607 roundabout, the Melton Road passes the western edge of the village and on to Syston.
- 3.6 Syston Road/Queniborough Road/Main Street forms the principal route through Queniborough in a west to east direction and is subject to a 7.5t weight restriction (except for loading) and a 30mph speed limit. Syston Road and Queniborough Road are traffic calmed with speed humps.
- 3.7 From our 2019 Questionnaire Survey, we know that 93% of respondents were concerned about traffic volumes through the village.



# Queniborough Neighbourhood Plan: Submission



## The Crossroads

3.8 Rearsby Road, Syston Road, Queniborough Road and Barkby Road meet at a priority-controlled crossroads in the centre of Queniborough. The crossroads is on a speed table.

3.9 The crossroads is already over-capacity at AM and PM peaks with the worst queues on Rearsby Road. 95% of respondents to our 2019 Questionnaire Survey identified queuing traffic at crossroads as a problem.

3.10 Gladman's outline consent for the Barkby Fields development by Davidsons looked at various alternatives, including the introduction of signal control, none of which found favour with the Highway Authority. In the end, the application was conditioned to widen the southbound approach on Rearsby Road. Davidsons have since been granted consent to vary that condition so that the widening works are no longer provided. Their new scheme proposes changes to the road markings only.



FIGURE 3: THE CROSSROADS

3.11 The widening scheme on Rearsby Road remains a potential mitigation scheme. It would consist of widening the existing Rearsby Road carriageway to provide a dedicated left turn only lane and a combined straight ahead and right turn lane. The eastern footway would be rerouted behind the existing row of trees to provide pedestrian connectivity between Rearsby Road and Queniborough Road. A new section of footway would also be provided on the western side of Rearsby Road to facilitate pedestrian connectivity to the existing zebra crossing, to the north of the junction.

3.12 The number of recorded injury accidents in the centre of Queniborough is low, which Leicestershire County Council believe shows the crossroads to be operating well despite the potential conflicts that can occur when drivers need to give way to opposing traffic.

# Queniborough Neighbourhood Plan: Submission



## Road Safety and Speeding Traffic

- 3.13 At our September 2017 Community Drop-in event, speeding traffic and road safety was a major concern for local people. From our 2019 Questionnaire Survey, we know that 81% of respondents were concerned about traffic speeds and 71% with pedestrian safety. Some wanted to see more traffic management measures and better enforcement of speed restrictions.
- 3.14 Queniborough Parish Council has undertaken various measures to reduce speeding including Vehicle Activated Signs and Community Speed Watch, but there is concern that the problem persists. In March 2019, a petition containing 687 signatures was presented to Leicestershire County Council expressing concerns about vehicle speeding and road safety.
- 3.15 In response, Leicestershire County Council arranged for speed monitoring devices to be laid at locations throughout the Parish and the speeds recorded are shown in the table below. The speeds shown are for each individual location and are broken down into the speeds for each direction and a combination of both.

Site/ speed limit	Speed Limit	Combined (mph) <sup>1</sup>		Direction	Breakdown (mph) <sup>1</sup>	
		Mean	85th		Mean	85th
Rearsby Road	30mph	21.8	28	SE bound	22	28.8
				NW bound	21.6	27.3
Croxtan Road (close to the transition point with NSL)	40mph	45	52	East bound	45.6	52.6
				West bound	44.5	51.1
Barkby Road	30mph	30.6	35.6	SW bound	30.9	35.7
				NE bound	30.3	35.3
Melton Road (near Marsden Ave)	40mph	33.5	38.4	SW bound	32.7	37.3
				NE bound	34.3	39.2

<sup>1</sup> The speeds given are the average speed and the 85<sup>th</sup> percentile speed; this is the speed at which 85% of the vehicles are travelling at or below.

# Queniborough Neighbourhood Plan: Submission



Site/ speed limit	Speed Limit	Combined (mph) <sup>1</sup>		Direction	Breakdown (mph) <sup>1</sup>	
		Mean	85th		Mean	85th
Melton Road (north of Syston Rd)	40mph	34.6	40.5	SW bound	34.7	40.7
				NE bound	34.6	40.5
Queniborough Rd- 30mph	30mph	24.3	29	SE bound	35.4	29.9
				NW bound	23.3	28

- 3.16 The speeds recorded on Croxton Road which are within the 40mph buffer zone are of concern to the County Council. These are higher than it would like for a 40mph limit. Whilst it does not condone the breaking of any speed limit, speed limits should be self-enforcing and easily recognised, with fields either side of the road and no built up environment it is difficult for motorists to understand and adhere to this speed limit.
- 3.17 The data collected elsewhere shows a generally good compliance with the posted speed limit on these lengths of roads and shows the speed of the vehicles are below the Association of Chief Police Officers (ACPO) threshold at which the Police would consider enforcement of the speed limit.
- 3.18 Leicestershire County Council consider that traffic speeds are generally within the range expected for a 30mph speed limit which suggests that the traffic calming is keeping speeds down. The village has previously benefitted from the introduction of traffic calming features and it is unlikely that further measures would be funded by the County Council.

## Parking

- 3.19 Our 2017 Drop-in event showed that inconsiderate parking (such as parking on verges or footways) or the lack of parking, was a problem in the village. Problems were identified in the vicinity of the Post Office on Queniborough Road and Queniborough CE Primary School.

### Queniborough CE Primary School

- 3.20 Like many schools, problems caused by inconsiderate parking near Queniborough Primary School during morning drop-off and afternoon pick-up are a cause of complaints. Parking illegally or inconsiderately not only causes inconvenience to residents and undermines the school's efforts to be a good neighbour but creates traffic congestion and road

# Queniborough Neighbourhood Plan: Submission



safety issues, including danger to pedestrians crossing roads. 91% of respondents to our 2019 Questionnaire Survey said parking outside the Primary School was a problem. During our Drop-in event we were told about problems on Queniborough Road, Coppice Lane and The Ringway.



FIGURE 4: TRAFFIC AND PARKING PROBLEMS NEAR SCHOOL

- 3.21 The school encourages parents in cars to park away from the school and walk the final distance. Parking is available at the Village Hall. Of course, the problem outside school only occurs for very short periods of time during term-time only.

#### New Development

- 3.22 To avoid exacerbating problems, new housing developments should include adequate car parking provision to minimise the need for on-street car parking. Our parking standards (Appendix 2) should ensure that new developments include an appropriate level of car parking to minimise the need for on-street car parking.

#### Policy Q1: Parking

New development should ensure that there is satisfactory provision for parking, servicing and manoeuvring in accordance with the Parking Standards set out at Appendix 2.

✓ The impact of vehicular traffic and parking on village life is managed

#### Heavy Goods Vehicles

- 3.23 Queniborough village is the subject of a 7.5t weight restriction (except for loading), yet from our 2019 Questionnaire Survey we know that 66% of respondents were concerned about HGVs and residents tell us that too many lorries still pass through the village. Although Queniborough is weight restricted, vehicles above 7.5 tonnes can legitimately enter the zone to load/ unload or for access.

# Queniborough Neighbourhood Plan: Submission



- 3.24 The Police are the authority that enforce weight restrictions. They have been contacted about HGV's driving through Queniborough in the past and are aware that there are possible contraventions. Local officers have given periodic attention commensurate with their other duties regarding the HGV complaint. Their advice is for residents to provide them with details of the vehicles so they can look into contraventions

## Air Quality

- 3.25 Air pollution is associated with several adverse health impacts. It is recognised as a contributing factor in the onset of heart disease and cancer. Additionally, air pollution particularly affects the most vulnerable in society: children and older people, and those with heart and lung conditions.
- 3.26 Since December 1997 each local authority in the UK has been carrying out a review and assessment of air quality in their area. The aim of the review is to make sure that the national air quality objectives will be achieved throughout the UK by the relevant deadlines. These objectives have been put in place to protect people's health and the environment. If a local authority finds any places where the objectives are not likely to be achieved, it must declare an Air Quality Management Area (AQMA) there.
- 3.27 Charnwood Borough Council has not declared an AQMA in Queniborough but there is one for Melton Road, Syston- the same road passes along the western edge of Queniborough.

## Rail

- 3.28 The nearest railway station is at Syston, approximately 2.5 km from the village centre and well within cycling distance. Syston Railway Station provides 24 trains per day on a typical weekday to Leicester with an average journey time of seven minutes.

## Bus

- 3.29 Queniborough is served by the regular [Arriva 5/5A/X5](#) service which runs from Melton Mowbray to the centre of Leicester via Thurmaston, Syston and East Goscote.
- 3.30 63% of respondents to our 2019 Questionnaire Survey use the bus services in the village. At our 2017 Drop-in event, various comments were made on the location of bus stops, timetable and routes. However, from our 2019 Questionnaire Survey we know that 68% of bus users thought that the routes were excellent or good and 65% rated the timetable as excellent or good.

# Queniborough Neighbourhood Plan: Submission



## Walking

- 3.31 Queniborough is quite compact and the village's services and facilities are within a reasonable walking distance of most homes. The main roads in the village have street-lit footways on both sides.

## Cycling

- 3.32 Barkby Road is a recommended on-road cycle route and adjoins with Queniborough Road, Thorpe Lane and Barkbythorpe Road to provide cycle access to northeast Leicester. In addition, Syston Road is an on-road cycle route that provides cycle access through the heart of Queniborough.



FIGURE 5: NATIONAL CYCLE NETWORK ROUTE 48

- 3.33 Melton Road provides a shared footway/cycleway which is also utilised as National Cycle Network (NCN) route 48. NCN48 provides cyclists with good connectivity to Syston and Birstall and joins NCN route 6, providing direct access to the centre of Leicester.

# Queniborough Neighbourhood Plan: Submission



## 4. Green Spaces

- 4.1 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 most respondents supported the protection of the following green spaces. Their importance is summarised in Appendix 3.



FIGURE 6: OUTDOOR GYM, KING GEORGE'S FIELD

### Policy Q2: Local Green Spaces

The following sites have been designated as Local Green Spaces:

1. King George's Field
2. Old Hall grounds
3. Queniborough Hall grounds
4. St Mary's Churchyard
5. Queniborough Cemetery
6. Rearsby Road Playing Field
7. Syston Rugby Football Club and Cricket Field
8. Mere Lane Field Local Wildlife Site
9. Queniborough Crossroads
10. Brook Fields

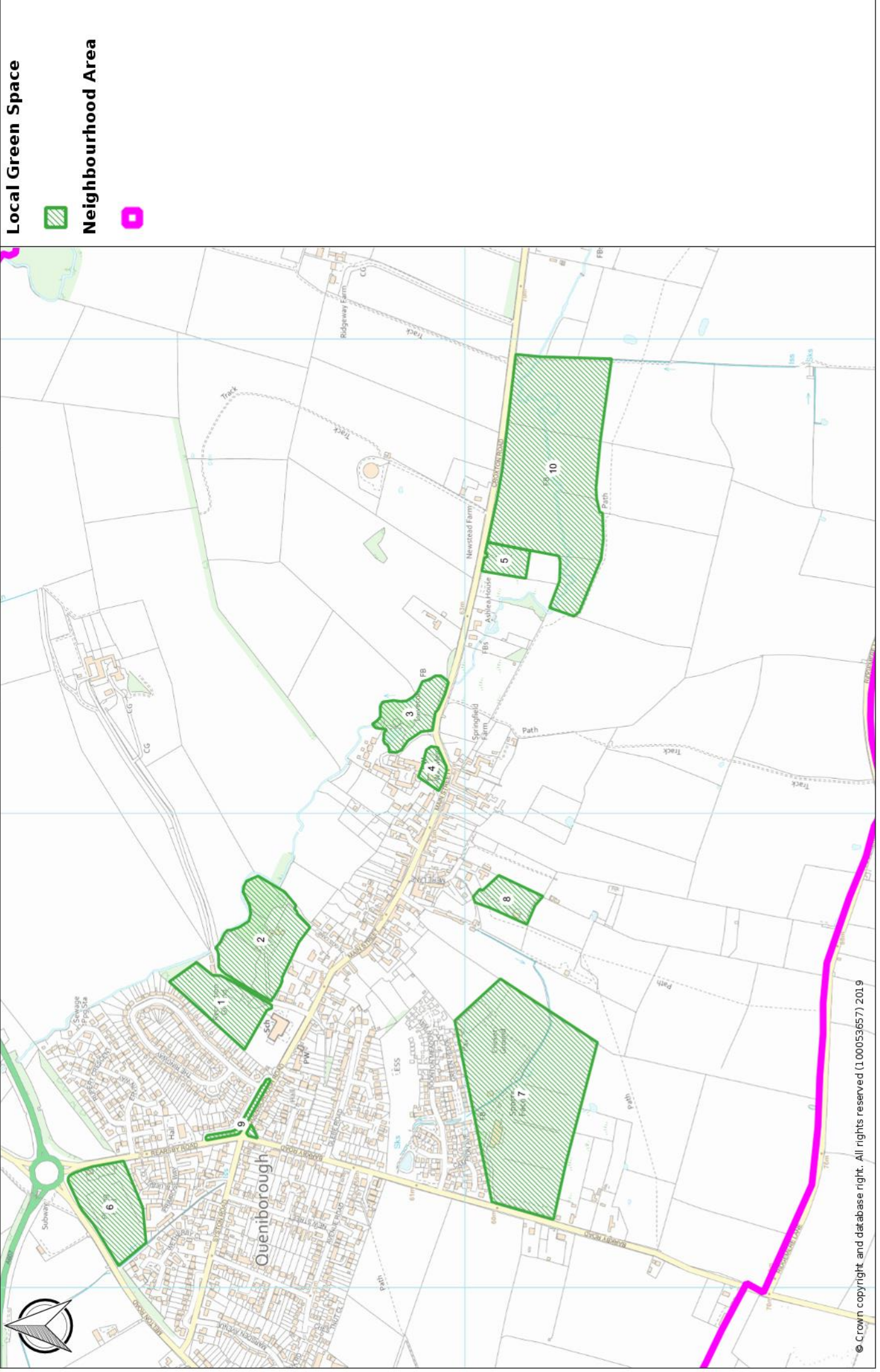
Development that would harm the openness or special character of a Local Green Space (as designated on the Policies Map) or its significance and value to the local community will not be permitted unless there are very special circumstances which outweigh the harm to the Local Green Space such as:

- A. Provision of appropriate facilities to service a current use or function; or
- B. Alterations or replacements to existing building(s) or structure(s) provided that these do not significantly increase the size and scale of the original building(s) or structure(s).

- ✓ The unique character and heritage of Queniborough is conserved
- ✓ Important green spaces are protected

Author:

Date: 01/09/2019



Local Green Space



Neighbourhood Area





# Queniborough Neighbourhood Plan: Submission



## 5. Services and Facilities

---

- 5.1 The National Planning Policy Framework promotes the retention and development of local services and community facilities in villages such as local shops, meeting places, public houses and places of worship. Queniborough has a basic range of services and facilities including a village hall, hair salon, newsagent and sweet shop, primary school, nursery school, sports provision, general store and Post Office, pubs and churches. There is also a Marks and Spencer food outlet at the Branston Service Station on Melton Road.
- 5.2 Queniborough residents also have reasonable access to Syston which is a district centre with a greater range of shopping and sports provision, a secondary school and healthcare facilities.
- 5.3 Our 2019 Questionnaire Survey showed that some residents would like to see more shops, the provision of allotments, healthcare services, an improved mobile phone signal and broadband, and better facilities for young people.

### Retaining Services and Facilities

- 5.4 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.

#### Policy Q3: Community Services and Facilities

Development that would result in the loss of the following facilities will not be supported, unless it can be demonstrated that:

- A. It is no longer viable; and
- B. It is no longer needed by the local community; and
- C. It is not needed for any other community use or that the facility is being replaced by equivalent or better provision in terms of quantity, quality and location:
  - 1. Queniborough Post Office and General Store
  - 2. Queniborough Village Hall
  - 3. Queniborough CofE Primary School

# Queniborough Neighbourhood Plan: Submission



4. Britannia Inn or The Horse and Groom PH (This policy is to protect the sole remaining public house in the event of the other public house closing)

✓ Local services and facilities are retained and, where possible, improved

## Queniborough Post Office and General Store

5.5 The Post Office and Crossroads general store lie on Queniborough Road. The store is open Monday to Saturday and sells a range of convenience goods.

## S & J Newsagents and Traditional Sweet Shop

5.6 The store on Syston Road is a local family run business selling and delivering daily newspapers.

## Queniborough Village Hall

5.7 Queniborough Village Hall on Rearsby Road was built in 1973 and is regularly used by local groups and is also available for hire. The large main hall has a raised stage at one end and is ideal for children's parties, wedding receptions, fundraising events and all kinds of shows. There is a separate Committee Room.



FIGURE 7: VILLAGE HALL

5.8 The hall is regularly used by the Badminton Club, Bowls Club, Brooksby Gardening Club, Friendship Club, Queniborough Pre-School, Rainbows & Brownies, Fitness, Dance Academy, Syston Shotokan Karate Club, Women's Institute and Zumba. The Village Hall also hosts an annual beer festival, barbecues, discos, music and theatre.

5.9 89% of respondents to our 2019 Questionnaire Survey thought that the Village Hall was good or adequate in meeting the current needs of the village.

# Queniborough Neighbourhood Plan: Submission



## Queniborough Scout Group

- 5.10 25<sup>th</sup> Leicester (Queniborough) Scout Group have Beaver, Cub and Scout sections who meet at the Queniborough Scout Hall on Queniborough Road, Queniborough. The hall is currently being re-built and will allow for community use.

## Queniborough CofE Primary School

- 5.11 The Primary School on Coppice Lane is a mixed school providing education for up to 210, 4-11 year olds. The Church of England primary school was founded in 1847 and gained 'Academy' status in November 2012.

- 5.12 The original National School building is in the village centre and now houses the school swimming pool. The present school was built between 1953 and 1966 in four major phases. It has been developed and improved constantly over



recent years. There are seven classrooms, a hall, library, a computer suite, cookery area, staffroom and offices. Outside there are two tarmac playgrounds, flowerbeds and trees, a good-sized playing field, with an extensive trim trail and fitness equipment. The school also has access to the adjacent King George's Field.

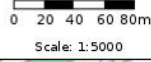
FIGURE 8: QUENIBOROUGH COFE PRIMARY SCHOOL

## Public Houses

- 5.13 The Britannia Inn and The Horse and Groom are traditional public houses located near each other in the older part of the village. Next door to the Horse and Groom is the Queniborough branch of the British Legion, which has a bar and hall.

## Sport and Recreation

- 5.14 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.

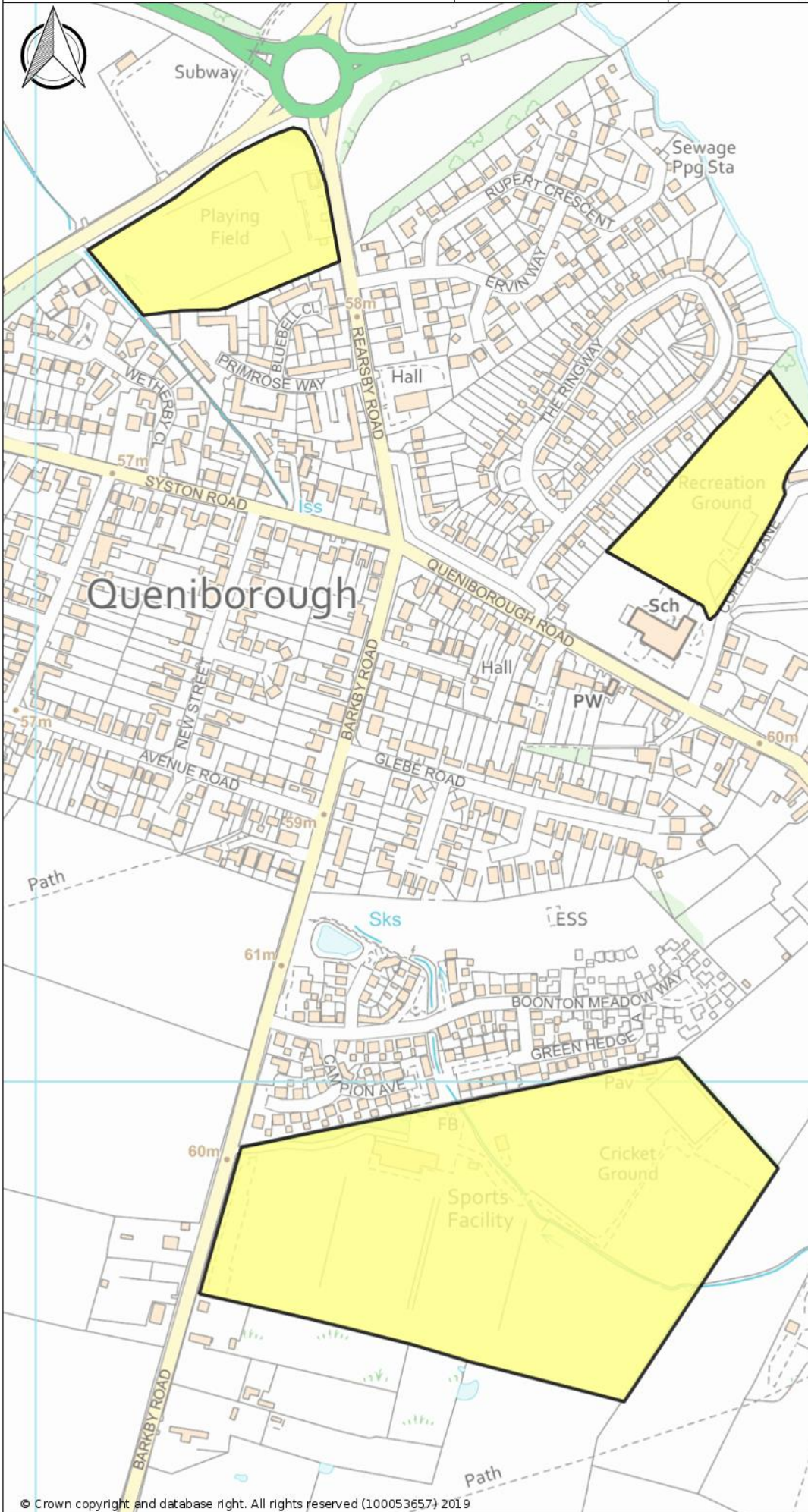


Author:

Date: 01/09/2019



Sport and Recreation



# Queniborough Neighbourhood Plan: Submission



## King George's Field

- 5.15 King George's Field on Coppice Lane incorporates a playground for young children, with swings and roundabouts. There is also a tennis court that was built in 2005, basketball hoop and outdoor gym equipment.

## Queniborough Cricket Club

- 5.16 Queniborough CC run four senior league sides on Saturdays at their two grounds. The main ground adjoins Syston Rugby Club on Barkby Road while the second ground lies outside the Neighbourhood Area at Cossington. There are three league Sunday sides, a friendly XI, three evening teams and four Junior teams. The club has its own clubhouse and bar and often holds events through the summer.

## Rearsby Road Playing Field

- 5.17 Founded in 1919, Queniborough Football Club celebrated its centenary season in 2019/20. The team play on Rearsby Road Playing Fields where they have a brick-built storage shed and use mobile cabins for changing rooms. They currently field just one side that play in the Leicester & District Football League, usually on a Saturday afternoon.

## Syston Rugby Football Club

- 5.18 Founded in 1887, Syston Rugby Football Club started out as a small local team on the northern side of Leicester. The team played there for over a century, until in 1989 it moved to Barkby Road, Queniborough. The Club has 150 senior members and 250 junior members.



FIGURE 9: SYSTON RUGBY FOOTBALL CLUB

- 5.19 Fosse Company of Archers (FCOA) shoot indoors at weekends from October to the end of March at Wreake Academy, Syston. FCOA shoot outdoors April to the end of September at Syston Rugby Club, where shooting is more frequent, and members can arrange extra shooting times.

# Queniborough Neighbourhood Plan: Submission



## Shortfalls

5.20 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, the following shortfalls remain:

- Parkland
- Amenity greenspace
- Natural and semi-natural open space
- Facilities for young people; and
- Allotments

### Policy Q4: Sport and Recreation

The following areas of open space, sports and recreational buildings and land should not be built on unless:

- A. An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- B. The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- C. The development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use:
  1. King George's Field
  2. Syston Rugby Club and Queniborough Cricket Club
  3. Rearsby Road Playing Field

The provision of a park which includes natural and semi-natural open space and allotments will be supported. Facilities for young people will also be supported.

- ✓ Local services and facilities are retained and, where possible, improved

# Queniborough Neighbourhood Plan: Submission



## Mobile Network

- 5.21 A good mobile connection has a positive impact on the economy and promotes efficient delivery of public services, social inclusion and other benefits. Across the UK, research by Ofcom has shown that in recent years, more people rely on a mobile phone than on a landline and that people on lower incomes are even more likely to live in a mobile-only household, or to access the Internet using a mobile connection.
- 5.22 Good mobile coverage promotes sustainability. For example, it enables home working thus reducing the need for travel and so contributes to minimising pollution and mitigating climate change and helps in the move towards a low carbon economy.
- 5.23 Mobile telecommunications networks are a crucial piece of infrastructure in economic, community and social terms. Ofcom's mobile availability checker shows that Queniborough village is likely to have good coverage for 4G voice/data services for all networks if you are outside. Indoors, 4G voice/data services are patchier except for the O2 network where there is a good or very good chance of coverage throughout the village. Any specific places of poor coverage will be passed to the mobile network operators to investigate.

## Superfast Broadband

- 5.24 Internet connectivity, be it for personal and home use or to support businesses, is an essential requirement today and its use will only grow in the future. With the modern commercial use of the internet for business trading, supplier and customer management, internet trading, the growth of wireless devices, smartphones, tablets etc, the growth of social media, online gaming and on-demand television, high-speed internet connections have become essential to modern life and without which rural businesses and communities cannot prosper.
- 5.25 Traditional connections cannot handle the data volumes and speeds required to make realistic use of the technology. This can only be delivered by making fibre-optic based internet connections accessible. Superfast broadband is available to most of Queniborough village.

## Infrastructure

- 5.26 New housing development is playing a part in securing the viability of local services and community facilities such as local shops, community venues, sports clubs and public houses. However, new development also has some impact on the existing and the need for new infrastructure,

# Queniborough Neighbourhood Plan: Submission



services and amenities. Sometimes these impacts can be detrimental and so developers must expect to contribute towards the cost of providing additional infrastructure.

- 5.27 To enable new housing development to take place there will need to be improvements to village services and facilities. We have considered what infrastructure is needed to support development and ensure that our area can grow in a sustainable way.
- 5.28 However, our Neighbourhood Plan must be deliverable. Therefore, the developments identified in the Plan should not be subject to such a scale of obligations and burdens that their viable implementation is threatened.
- 5.29 There are also circumstances where contributions for affordable housing and tariff style planning obligations (section 106 planning obligations) should not be sought from small-scale and self-build development.

## Policy Q5: Infrastructure

New 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:

- A. The improvement, remodelling or enhancement of Queniborough Church of England Primary School;
- B. The improvement, remodelling or enhancement of Queniborough Village Hall;
- C. Improvements to the Rearsby Road, Syston Road, Queniborough Road and Barkby Road crossroads;
- D. The provision of a park, amenity greenspace, natural and semi-natural open space, facilities for young people; and allotments;
- E. Community infrastructure improvements including the provision of Parish notice boards, seats, bus shelters and litter bins.

Contributions are governed by the provisions of the Community Infrastructure Regulations 2010. To ensure the viability of housing development, the costs of the Plan's requirements may be applied flexibly where it is demonstrated that they are likely to make the development undeliverable.

- ✓ Local services and facilities are retained and, where possible, improved



# Queniborough Neighbourhood Plan: Submission



## 6. Countryside

### Countryside

- 6.1 Local people value the intrinsic character and beauty of the area's countryside. To prevent the sprawl of development into the open countryside and to protect the landscape setting of the village, we have identified Limits to Development for Queniborough.



FIGURE 10: COUNTRYSIDE ON THE EDGE OF QUENIBOROUGH

### Landscape

- 6.2 The Charnwood Local Plan 2011-2028 Core Strategy

identifies that one of the challenges facing the borough is maintaining settlement and landscape identity, and Policy CS11 requires protection of the special and distinctive qualities of all landscapes in the borough.

- 6.3 The Charnwood Landscape Character Assessment identifies six local character areas (LCAs) within Charnwood. Queniborough is within the Wreake Valley character area.

### Local Landscape and Settlement Character

- 6.4 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.
- 6.5 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.
- 6.6 The Wreake Valley has a network of wetland habitats. Much of the valley floor is alluvium with river gravel terraces and superficial deposits of

# Queniborough Neighbourhood Plan: Submission



sands and gravels. Much of the western area has been worked for sand and gravels and subsequently restored.

- 6.7 Several horticultural nurseries were established in the latter part of the twentieth century near Queniborough. Although some have been redeveloped for housing or horse grazing, there has been expansion of tree and shrub growing nurseries between Queniborough and Syston.
- 6.8 More recently industrial estates have tended to be concentrated on the outskirts of the settlements, such as south-west of Queniborough. The industrial buildings and associated areas are often very prominent in the valley landscape.
- 6.9 The historic core of Queniborough is a Conservation Area with many listed buildings. Notable amongst these are Queniborough Old Hall, and Queniborough Hall where traces of parkland remain. The church spire in Queniborough, at 49m (162 ft), is the second highest in Leicestershire and is clearly visible from the surrounding countryside.
- 6.10 The River Wreake, the major tributary of the River Soar, was made navigable to Melton Mowbray in the 1790s with the navigation eventually extended to Oakham. It closed in 1877 and its route remains marked by converted canalside mill buildings, and the remains of disused wharfs and locks.
- 6.11 Some smaller hedged fields with ridge and furrow are evident on rising ground near Queniborough. These contrast with the larger fields of later dates; the regular shaped fields of parliamentary enclosure, fields enlarged in the twentieth century by hedgerow removal for arable production and, more recently, the large fields created for agricultural restoration following gravel extraction.
- 6.12 Generally, cattle grazed pastures are enclosed by hedgerows with mature trees. Hedges are often in a poor state of management and where no longer stock-proof are frequently supplemented by wire fences.
- 6.13 Fields under arable production tend to be productive, large to very large and regular in shape. Where arable production is more dominant, many hedgerows have been removed and field boundaries are characterised by mechanically trimmed, very low, sometimes gappy, hedgerows. Where equestrian uses have become established, fields tend to be subdivided into smaller paddocks by timber post and rail fencing which interrupts the sweep of the pastoral landscape.

# Queniborough Neighbourhood Plan: Submission



## Area of Separation

- 6.14 As Syston, Queniborough and East Goscote have grown, the space between them has got smaller. Our community has increasingly become concerned about the separate identity of Queniborough. 98% of respondents to our 2019 Questionnaire Survey agree that there should be open countryside between Queniborough, Syston, East Goscote and Barkby.
- 6.15 ‘Areas of Local Separation’ between Queniborough and Syston and East Goscote have been used successfully to guide development and maintain the character and identity of the village and prevent coalescence.
- 6.16 The boundaries of the ‘Areas of Local Separation’ were reviewed by Charnwood Borough Council in 2016 and this has formed the basis of their definition in the Queniborough Neighbourhood Plan.

## Policy Q6: Countryside and Landscape

We will support and protect the character of our landscape and countryside (the area outside Limits to Development) by:

- A. Requiring new developments to protect landscape character and to reinforce Queniborough’s sense of place and local distinctiveness by taking account of our assessment of the Local Landscape and Settlement Character;
- B. Requiring new development to consider and mitigate its impact on tranquillity;
- C. Requiring new development to maintain the separate identity of Queniborough. We will protect the predominantly open and undeveloped character of Areas of Local Separation unless new development clearly maintains the separation between the built-up areas of Queniborough and the nearby settlements of Syston and East Goscote;
- D. Supporting rural economic development which has a strong relationship with the operational requirements of agriculture, horticulture, forestry and other land-based industries and contributes to a low-carbon economy.

✓ The character and beauty of the countryside and the natural environment are safeguarded

## Green Infrastructure

- 6.17 Green Infrastructure describes the network of greenspaces and natural elements that connect through the villages and countryside of the area.

# Queniborough Neighbourhood Plan: Submission



Green infrastructure includes a wide variety of spaces and elements including playing fields, woodlands, river corridors and churchyards. The Charnwood Local Plan 2011-2028 Core Strategy identifies strategically important green infrastructure areas, including the



FIGURE 11: QUENIBOROUGH BROOK

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: Green Infrastructure

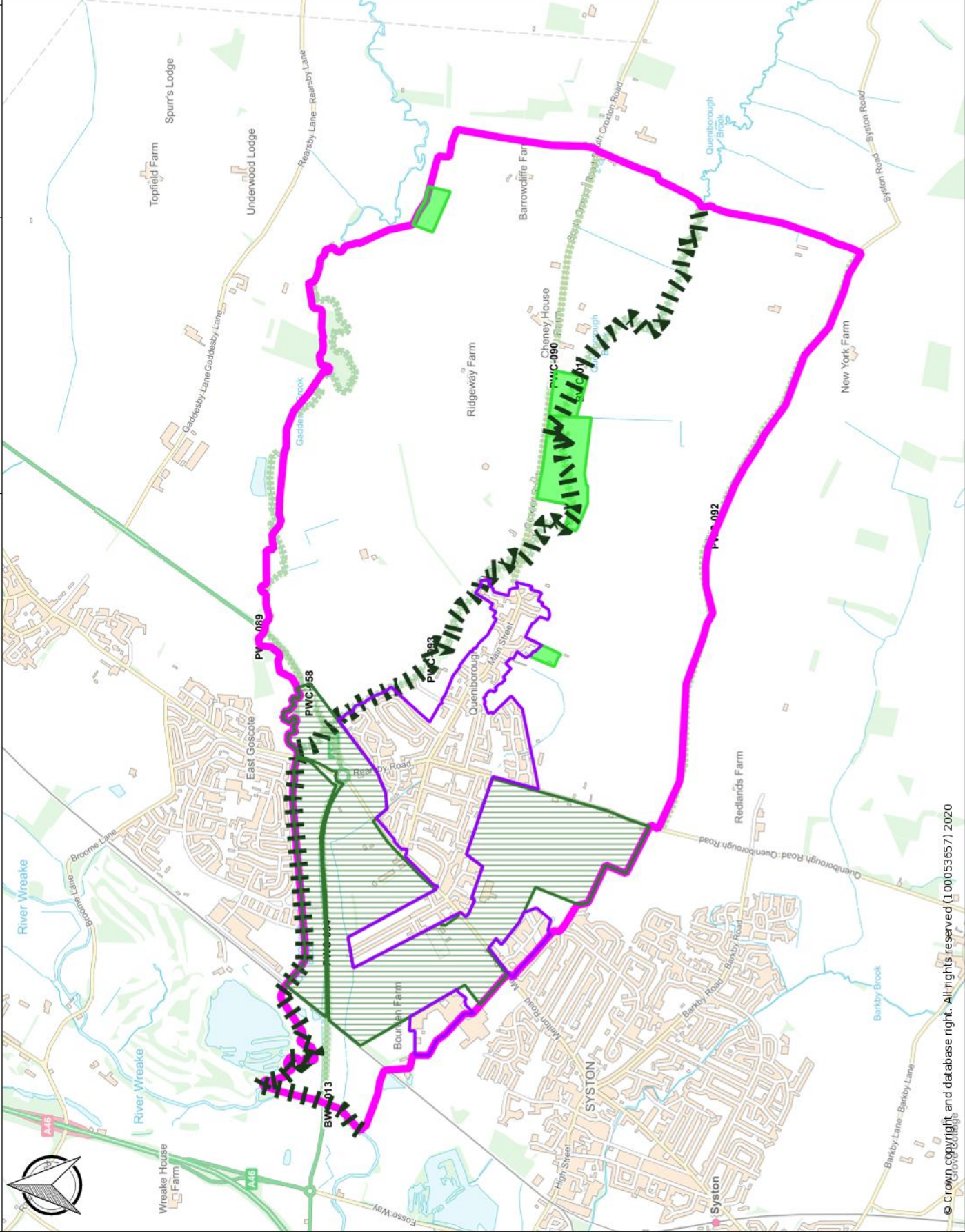
We will protect and enhance the following green infrastructure assets for their community, economic and environmental values:

1. River Wreake corridor;
2. Queniborough Brook corridor;
3. Local Green Spaces identified by Policy Q2

✓ The character and beauty of the countryside and the natural environment are safeguarded

## Biodiversity

- 6.18 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 native hedgerows, the planting of native trees and wild flowers, and the protection of wildlife corridors.



Limits to Development



Area of Separation



Green Infrastructure



Local Wildlife Site



Neighbourhood Area



Wildlife Corridor



# Queniborough Neighbourhood Plan: Submission



## River Wreake

- 6.19 The River Wreake functions as the major wildlife corridor across the area, forming a link with the Soar Valley landscape character area. Its tributaries, including Queniborough Brook, provide local habitat connectivity. Key habitats are wet woodlands, marshes, ponds and hedgerows.



FIGURE 12: EUROPEAN OTTER

- 6.20 Key species include the brown long eared bat, common pipistrelle bat, noctule bat, grass snake, great crested newt and barn owl. Important maternity bat roosts have been recorded in the area and bats are thought to use the river corridor as a feeding ground and commuting route. The otter returned to the River Wreake in the late 1990s.

## Local Wildlife Sites

- 6.21 In addition to the River Wreake there are four other notified Local Wildlife Sites in the Parish:

- **Queniborough Brook Fields 1:** Mesotrophic grassland, brook and four mature crack willow;
- **Queniborough Brook Fields 2:** Mesotrophic grassland and brook;
- **Barrowcliffe Field:** Mesotrophic grassland; and
- **Mere Lane Field:** Mesotrophic grassland.

## Wildlife Corridors

- 6.22 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.

# Queniborough Neighbourhood Plan: Submission



- BWC-013: The River Wreake flowing from the Borough boundary in a south westerly direction, between the villages of Thrussington and Rearsby before it flows past Beedles Lake Golf Course. After this it flows under the A607 (just north of Syston) then under Fosse Way road, before going under the Midland Main Line railway and then the A46 (north of Leicester).
- BWC-017: Stretch of Queniborough Brook leading from the Borough boundary in a north westerly direction, through the village of South Croxton before crossing through an area of agricultural land before passing through a Local Wildlife Site and reaching the village of Queniborough
- PWC-058: Hedgerows, plantation woodlands and grassland verges along the A607 (Melton Road), between the Queniborough roundabout and the borough boundary to the north east
- PWC-089: Gaddesby Brook flows from the eastern borough boundary through agricultural landscape, then flows to the immediate south of East Goscote village past some fishing lakes and then connects into the River Wreake
- PWC-090: Hedgerows alongside South Croxton Road, as it leads east from the village of Queniborough towards the borough boundary
- PWC-092: Hedgerows and relatively wide species-poor grassland verges alongside Ridgemere Lane between Queniborough Road (to the west) and Barkby Holt woods, to the east
- PWC-093: Section of Queniborough Brook, between South Croxton Road and southern side of East Goscote
- PWC-094: Section of the A607 between the roundabout at the A46 junction and the roundabout with Melton Road. The road has relatively wide, wooded embankments

# Queniborough Neighbourhood Plan: Submission



## Notable Species

6.23 Notable species that have been recorded locally include Barn Owl, Brambling, Bullfinch, Cuckoo, Curlew, Dunnock, Fieldfare, Green Sandpiper, Grey Partridge, Hobby, House Sparrow, Kingfisher, Lapwing, Lesser Redpoll, Linnet, Peregrine, Quail, Red Kite, Red-throated Diver, Redwing, Reed Bunting, Ring Ouzel, Sand Martin, Spotted Flycatcher, Skylark, Song Thrush, Starling, Tree Sparrow, Willow Tit, Yellowhammer, Brown Hare, Eurasian Badger, European Otter, European Water Vole, Common Frog, Common Toad, Grass Snake, Great Crested Newt, Smooth Newt, Bats, Brown/Sea Trout.



FIGURE 13: BULLFINCH

6.24 New developments should provide opportunities to protect, enhance and create wildlife habitats. Developments should be creative in landscape design by creating wildflower meadows rather than closely mown grassland and, where provided, creating rich habitats within balancing lagoons, rainwater gardens, rills and swales.



FIGURE 14: HAWK AND OWL BOX, COPPICE LANE

## Policy Q8: Ecology and Biodiversity

Development should not harm the network of local ecological features and habitats which include (as shown on the Policies Map):

1. River Wreake
2. Wildlife corridors
3. Queniborough Brook



# Queniborough Neighbourhood Plan: Submission



4. Gaddesby Brook
5. Queniborough Brook Fields 1
6. Queniborough Brook Fields 2
7. Barrowcliffe Field
8. Mere Lane Field

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.

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.

✓ The character and beauty of the countryside and the natural environment are safeguarded

## Access to the Countryside

- 6.25 77% of respondents to our 2019 Questionnaire Survey used the countryside for walking or rambling. 37% walked in the countryside daily, 35% weekly.
- 6.26 Queniborough has an extensive network of Rights of Way both within the village and outside it into the surrounding countryside. These link Queniborough to the surrounding settlements of Syston, Gaddesby, South Croxton and Barkby. This network is an appreciated and well-used community asset that contributes to health and wellbeing.
- 6.27 Route 48 of the National Cycle Network from Lincoln to Exeter passes through Queniborough Parish along Melton Road.
- 6.28 85% of respondents to our 2019 Questionnaire Survey were happy with the existing footpath/cycleway network, 15% wanted to see new links. The responsibility for recording, managing, protecting and changing public rights of way lies with the highways authority which in this case is Leicestershire County Council.

# Queniborough Neighbourhood Plan: Submission



## 7. Housing

### Strategic Housing Requirement

- 7.1 The Queniborough Neighbourhood Plan must support the strategic development needs set out in the Charnwood Local Plan (Core Strategy) including policies for housing development.
- 7.2 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.
- 7.3 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, Thurstaston, Woodhouse Eaves and Wymeswold.

### Housing Supply

- 7.4 Over the period 2011-2018, 580 homes had been built in these 12 'other settlements' and a further 238 homes had planning permission at 31<sup>st</sup> March 2018. This means that for these places, the minimum Core Strategy housing provision has been met.
- 7.5 Over the period 2011-2018, 167 new homes have been built in Queniborough Parish and at 31<sup>st</sup> March 2018 there were a further 141 dwellings with planning permission. Most of the houses built in this period have been at David Wilson Homes' The Millstones development (101 dwellings) which is adjacent to Syston but within Queniborough Parish.



FIGURE 15: BARLEY FIELDS UNDER-CONSTRUCTION

Davidsons' Barley Fields site off Barkby Road will comprise 175 dwellings. At 31<sup>st</sup> March 2018, 45 of these had been completed and 130 remained to be built.

# Queniborough Neighbourhood Plan: Submission



## Charnwood Local Plan Review

7.6 Charnwood Borough Council published the Draft Charnwood Local Plan 2019-36 and an accompanying Interim Sustainability Appraisal as part of the process it is following to prepare a new local plan.

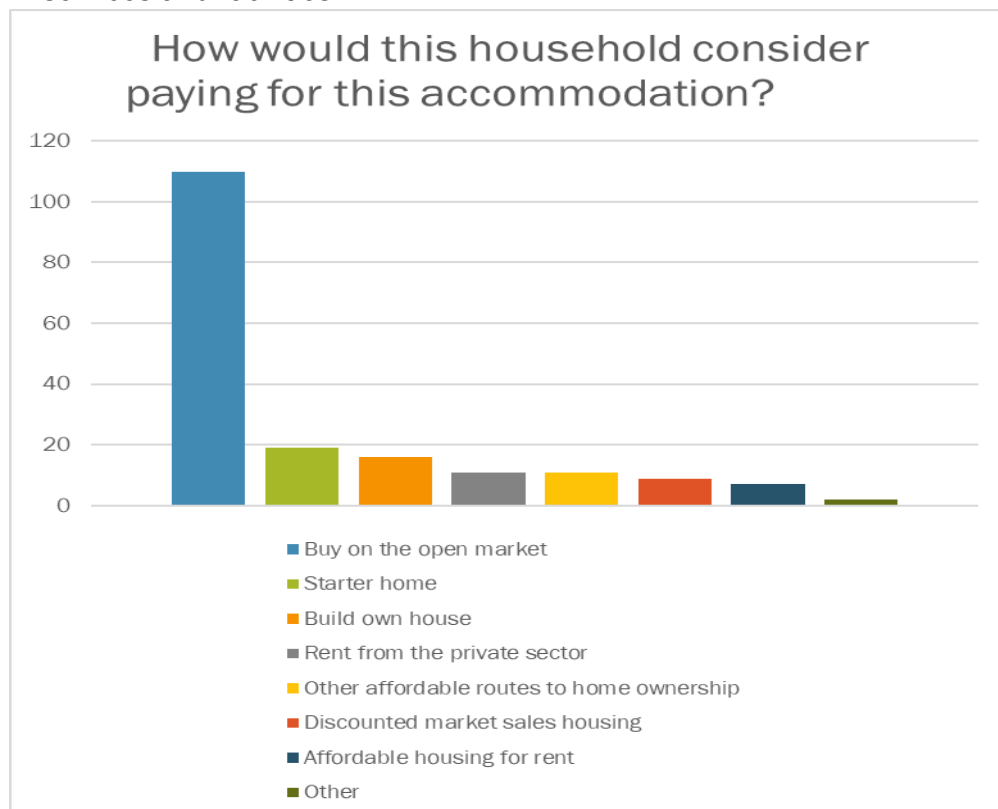
7.7 The consultation lasted for six weeks, starting on November 4, 2019 and ending on December 16, 2019. Three housing sites are provisionally allocated in the Neighbourhood Area:

- HS11 Queniborough Lodge: 132 dwellings
- HS71 Land off Melton Road: 55 dwellings
- HS72 Land at Threeways Farm: 100 dwellings

7.8 Queniborough Parish Council objected to these proposals. At this stage the new Local Plan carries little weight.

## Local Housing Needs

7.9 Our Neighbourhood Plan should take a strong lead in meeting and managing local housing needs, especially if this leads to an improvement in services and facilities.



# Queniborough Neighbourhood Plan: Submission



- 7.10 In our 2019 Questionnaire Survey we invited local people to set out their future housing needs. 129 respondents indicated that they or a member of their household would be looking for alternative housing within Queniborough over the next 10 years. 45% wanted to move because their current home was too large, 24% wanted to live independently.
- 7.11 Not all these people will end up deciding to move and there is an element of duplication. Most want open-market solutions to their housing requirement and with such a large housing supply in Queniborough most of these requirements can already be met. Nonetheless, our Plan does provide further opportunities for housing development, but it is important that the housing mix reflects local needs.

## Infill Housing

- 7.12 The Core Strategy supports infill development in Queniborough. To clarify where infill development would be acceptable, our Neighbourhood Plan defines Limits to Development 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).
- 7.13 96% of respondents to our 2019 Questionnaire Survey think that Limits to Development is a good way of controlling development in Queniborough. 89% of respondents agree with the Limits to Development we identified.
- 7.14 Outside these Limits to Development, new residential development will be more limited.

### Policy Q9: Infill Housing

Permission for housing development within Limits to Development, as defined on the Policies Map, will be supported where they meet the other policies of the Neighbourhood Plan.

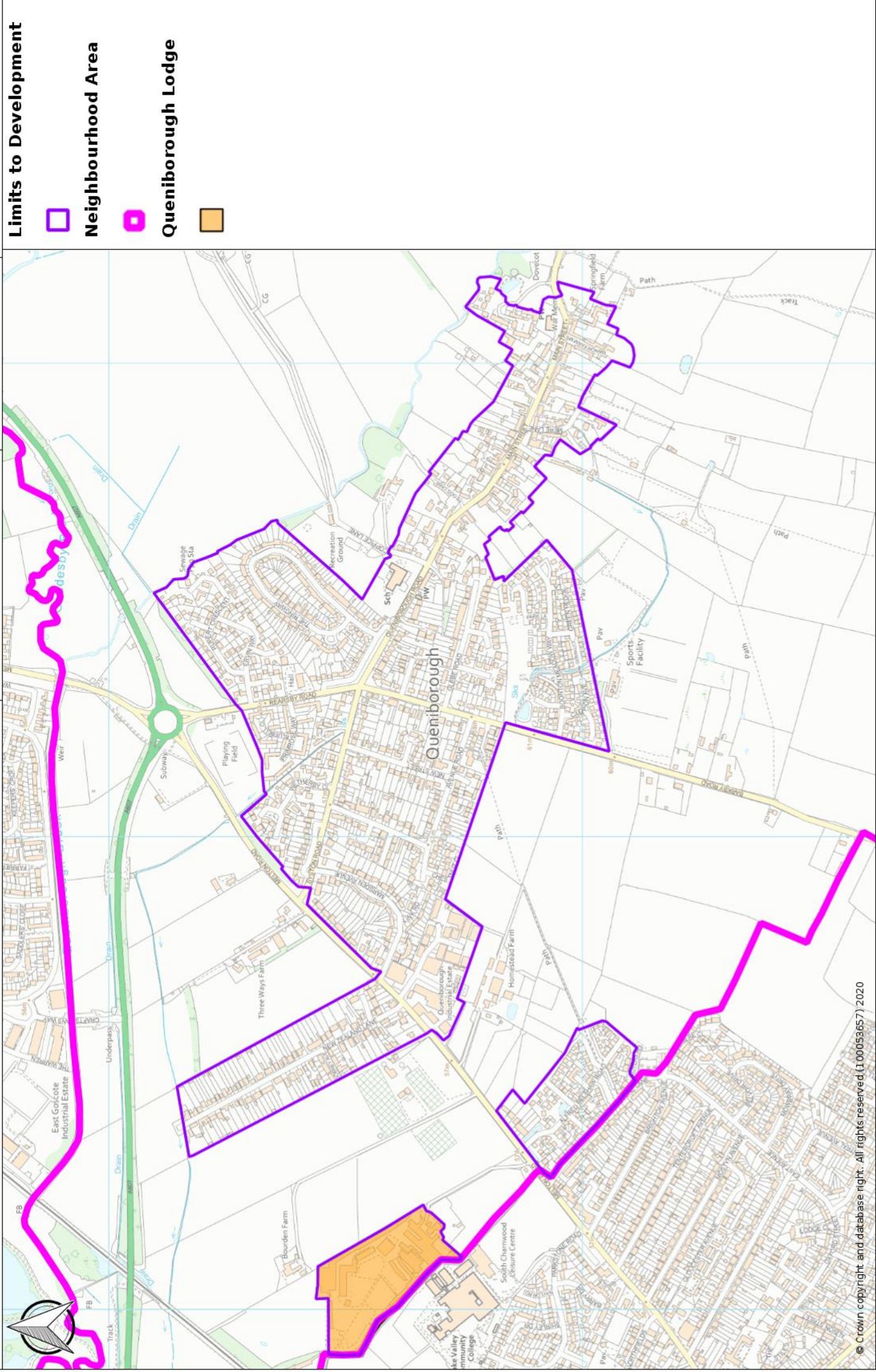
✓ Local housing needs are met

## Queniborough Lodge

- 7.15 Queniborough Lodge lies to the south of Queniborough, on the northern boundary of Syston. The site is currently in industrial/engineering use. Although the industrial activity is unauthorised, the use is exempt from enforcement action due to the length of time the operations within the site have been running.

**Author:**

**Date:** 06/04/2020



**Limits to Development**



**Neighbourhood Area**



**Queniborough Lodge**



# Queniborough Neighbourhood Plan: Submission



- 7.16 Queniborough Lodge itself is not listed nor is it locally listed, however the architectural detail and history are interesting and worthy of retention.
- 7.17 In 2015 outline planning permission was granted for 125 dwellings with associated amenity space and drainage (Ref: P/13/1696/2). A separate planning application for various conversions, extensions and new builds focused on Queniborough Lodge to provide seven dwellings was also granted (Ref: P/13/1696/2).
- 7.18 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 Limits to Development and could help meet local housing needs while safeguarding the countryside from development.
- 7.19 The above planning permissions have lapsed and it is uncertain whether the site remains available for development. However, in expressing support for the site's development, we are demonstrating that our Neighbourhood Plan is planning positively for new homes and providing greater certainty for developers.

## **Policy Q10: Queniborough Lodge**

The development of land at Queniborough Lodge, Melton Road, as shown on the Policies Map, for some 132 dwellings is supported subject to the following:

- A. Development is contained within the brownfield elements of the existing employment use;
- B. The development provides for improvements to the form and character of the existing lodge and associated outbuildings;
- C. The development provides for a mix of dwelling sizes which addresses identified housing need in accordance with Policy Q13;
- D. Provision is made for four serviced dwelling plots, for sale at a price which reflects the land value of 2 or 3 bed houses elsewhere on the development, to self-builders or custom builders;
- E. The development boundary shall exclude any land within the Flood Zones 2 or 3;
- F. Any contamination present on the site shall be safely remediated prior to the commencement of any development;
- G. The development shall be accessed off Melton Road; and

# Queniborough Neighbourhood Plan: Submission



H. A landscaping scheme should be implemented to provide for a net gain in biodiversity and include the retention and enhancement of trees and hedgerows within and along the boundaries of the site.

✓ Local housing needs are met

## Housing in the Countryside

7.20 Outside the Queniborough Limits to Development new residential development is more restricted, especially as we want to avoid the development of isolated homes in the countryside. The exceptions are:

- Rural Exception Sites;
- individual dwellings of exceptional quality or innovative design;
- dwellings for rural workers;
- the conversion of rural buildings, including those of heritage interest; and
- the subdivision of an existing house.

### Policy Q11: Homes in the Countryside

Outside Limits to Development, support for housing development will be limited to:

- A. Rural Exception Housing, in accordance with Charnwood Local Plan (Core Strategy) Policy CS3;
- B. Rural worker accommodation and individual dwellings of exceptional quality or innovative design; and
- C. The re-use and/or adaptation of rural buildings in accordance with Policy Q12.

✓ Local housing needs are met

## Residential Conversion of Rural Buildings

7.21 On 6<sup>th</sup> April 2014, new permitted development rights were introduced which allow for the conversion of agricultural buildings to dwellings without the need for planning permission. However, various conditions and restrictions apply and before starting development there is a requirement to apply to the local planning authority for prior approval. The rules mean that not all rural buildings benefit from these permitted development rights so, in accordance with local support, our Plan provides further flexibility for the conversion of rural buildings to residential use.

# Queniborough Neighbourhood Plan: Submission



- 7.22 Many buildings in the countryside are attractive, frequently constructed from local materials and often reflect the local vernacular, which in turn contribute significantly towards the character and diversity of the Parish. The conversion of these rural buildings to provide new homes can make the best possible use of existing buildings and reduce the demand for new buildings in the countryside.
- 7.23 Not all buildings in the countryside are suitable for conversion or adaptation to housing as they may be of modern materials, poorly designed or constructed. Redundant buildings proposed for re-use should be structurally sound to ensure they are able and appropriate for conversion. This should be demonstrated through an up to date structural survey submitted with any planning application. Extensive works should not be required to make the building habitable. Demolition should be avoided so that we can retain the character of traditional buildings.
- 7.24 Any extensions or alterations should respect the form and character of the existing building and not extend beyond the existing curtilage. Modern additions which detract from the scale and form of the existing building will be resisted.

## **Policy Q12: Residential Conversion of Rural Buildings**

The re-use and adaptation of redundant or disused rural buildings for residential use will be supported where:

- A. The building is of architectural and historical interest;
- B. The building is structurally sound and capable of conversion without significant rebuild or alteration;
- C. The development will maintain the character of the building, including the retention of important features;
- D. The use of the building by protected species is surveyed and mitigation measures are approved where necessary; and
- E. Any proposed extension(s) or alterations are proportionate to the size, scale, mass and footprint of the original building and situated within the original curtilage.

- ✓ The unique character and heritage of Queniborough is conserved
- ✓ The character and beauty of the countryside and the natural environment are safeguarded
- ✓ Local housing needs are met



# Queniborough Neighbourhood Plan: Submission



## Housing Mix

7.25 In planning for new homes, there should be a mix of housing to meet the needs of people living locally. New evidence about the future need for housing in Leicester and Leicestershire was published on 31<sup>st</sup> January 2017. The 2017 Leicester and Leicestershire Housing and Economic Development Need Assessment identifies a range of factors which influence the need for different types of homes. This includes demographic trends and in particular a growing older population, market dynamics and affordability.

7.26 For Charnwood Borough, the appropriate mix of homes of different sizes needed in the market and affordable sectors is as follows:

	1 bed	2 beds	3 beds	4+ beds
Market Housing	0-10%	25-35%	45-55%	10-20%
Affordable Housing	40-45%	20-25%	25-30%	5-10%

7.27 Within this context, new housing also needs to reflect the local characteristics. Taking into consideration the housing profile of the area and the views of local people, new housing development also needs to take account of:

- There are relatively few young households and more elderly households in Queniborough.  
In 4% of the Parish's households the age of the Household Reference Person (HRP<sup>2</sup>) was under 35 compared with 17% in Charnwood (2011 Census). In 41% of the Parish's households the age of the HRP was over 65 compared with the district average of 26%.
- There is already a high proportion of detached dwellings.  
51% of dwellings in the Parish are detached compared with 30% in Charnwood (2011 Census).
- There are relatively high levels of under-occupancy.  
73% of dwellings in the Parish have an occupancy rating<sup>3</sup> of 2+ compared with 58% in Charnwood (2011 Census).

<sup>2</sup> The concept of a Household Reference Person (HRP) was introduced to replace the traditional concept of the 'head of the household'

<sup>3</sup> Occupancy rating provides a measure of whether a household's accommodation is overcrowded or under occupied. The ages of the household members and their relationships to each other are used to derive the number of rooms/bedrooms they require, based on a standard formula. The

# Queniborough Neighbourhood Plan: Submission



- House prices are high.  
The average house value in Queniborough was £309,846 compared with £222,704 in Syston and £206,369 in East Goscote (Zoopla Zed-Index<sup>4</sup>)
- The greatest local need is for 2 or 3 bed homes  
129 respondents to our 2019 Questionnaire Survey indicated that they would be looking for alternative housing within Queniborough over the next 10 years. 53% wanted a 2bed home, 34% a 3bed home.
- Local people would like to see a mix of housing types and sizes  
49% of respondents to our 2019 Questionnaire Survey have said they think bungalows of 1 or 2 bedrooms & starter homes of 2 bedrooms are needed the most.
- There is little desire to see more large executive housing  
Only 8% of respondents to our 2019 Questionnaire Survey thought that executive homes (4 or more bedrooms) were needed

## Accommodation for Older People

- 7.28 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 delaying the need for them to move to alternative accommodation.

### Policy Q13: Housing Mix

Applicants for the development of new dwellings will need to demonstrate how their proposals will meet the housing needs of older households and/or the need for smaller, low-cost homes for sale.

- ✓ Local housing needs are met

## Self-build and Custom Housebuilding

- 7.29 The terms 'self-build' and 'custom build' are used to describe instances where individuals or groups are involved in creating their own home.

- Self-build - Projects where individuals or groups directly organise the design and construction of their new homes

---

number of rooms/bedrooms required is subtracted from the number of rooms/bedrooms in the household's accommodation to obtain the occupancy rating. An occupancy rating of -1 implies that a household has one fewer room/bedroom than required, whereas +1 implies that they have one more room/bedroom than the standard requirement.

<sup>4</sup> The Zed-Index is the average property value in a given area based on November 2018 Zoopla Estimates.

# Queniborough Neighbourhood Plan: Submission



- Custom Build - Projects where individuals or groups work with a specialist developer to help deliver their new home

7.30 The Self-Build and Custom Housebuilding Act 2015 places a duty on Charnwood Borough Council to keep and have regard to a register of people who are interested in self-build or custom build projects in their area. In November 2018, there were four individuals on the self-build register with a specific requirement for a plot in Queniborough.

## Affordable Housing

7.31 Affordable housing is housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers). Affordable housing can include affordable housing for rent, starter homes, discounted market sales housing and other affordable routes to home ownership.

7.32 Our 2019 Questionnaire Survey also included questions on housing need. The results identify a need for local housing, but this need can largely be met by market housing.

7.33 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.

7.34 If there were to be a proven local need for additional affordable homes in the future, Core Strategy Policy CS3 makes provision to allow planning permission to be granted for affordable housing on 'Rural Exception Sites', i.e. sites that would not normally be released for private market housing.

# Queniborough Neighbourhood Plan: Submission



## 8. Heritage and Design

---

### History<sup>5</sup>

- 8.1 It is known that there was human settlement in the Wreake valley before the Romans arrived. However, Queniborough probably has its origins as an Anglo-Saxon settlement. The early Mediaeval village was a Parish of open fields with the cottages and farmsteads at its centre. The open field system was devised to take advantage of the heavy plough which used a team of eight oxen and was thus too expensive for any one farmer. The Domesday survey recorded the wealth of Cuinburg as eight ploughs, indicating the amount of tillable land, along with 40 acres of meadow and a mill. Beyond the arable fields it is likely that sheep were grazed during the summer in the wooded hills.
- 8.2 The imposing church of St Mary took its present form towards the end of the 13<sup>th</sup> Century and it appears that there was a major re-planning of the settlement around the same time. A market place was laid out and burgage plots for homesteads and farmsteads established on a regular pattern of strips each 1 rod (5½ yards) wide with some farmsteads consisting of more than 1 strip.
- 8.3 By the 18<sup>th</sup> century agricultural surplus had increased and there was pressure to change the economic system. For centuries farmers had been allocated strips in each of the open fields but this meant moving from one side of the village to the other. Several attempts were made to enclose the fields to allow farmers to bring their allocated land together. Eventually the Enclosure Act of Parliament for Queniborough was passed in 1793. Landowners took ownership of 2200 acres, “after proper provisions for public and private roads, and for a convenient sheepwash at some commodious part of one of the brooks running through the Parish.” Nevertheless, many poorer people found themselves at a great disadvantage.
- 8.4 Following enclosure a few farms were built beyond the village so as to be closer to their fields but the general shape of the village stayed the same. In 1801, Nichols described the village having: “90 dwellings, most of them in a wide and long street formed, as it appears, on a grand plan for a large town.”
- 8.5 Maps of the early 19<sup>th</sup> Century show Queniborough and neighbouring Syston to be similar in size. However, it seems that Queniborough was

---

<sup>5</sup> From Rosemary Smith, *The Story of Queniborough*

# Queniborough Neighbourhood Plan: Submission

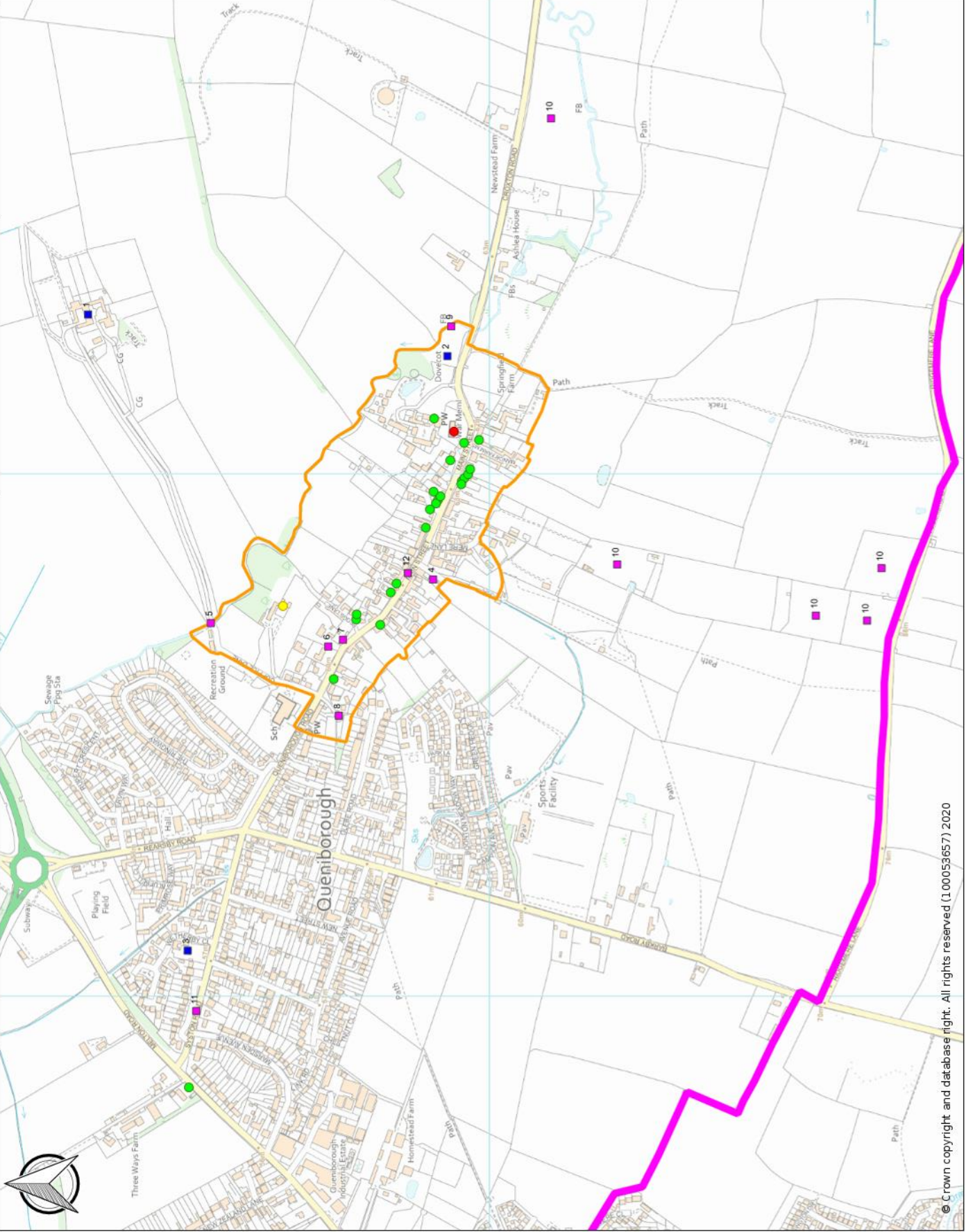


bypassed by all the major advances in transport: the half mile from the Melton Turnpike, the canalisation of the Wreake, and when the railway opened in 1846 there was no local station for Queniborough. Syston became the town and Queniborough stayed as a village.

- 8.6 As is common in almost all the villages of Leicestershire, people would have engaged in framework knitting but there appears to be no obvious evidence remaining in Queniborough. In mid-Victorian times the homeworking came to an end as factories opened in Leicester, Syston and Sileby so that Queniborough remained as an agricultural village well into the second half of the 20<sup>th</sup> Century.
- 8.7 In 1847 a National School was built for all the children in the village. However, even at the end of the 19<sup>th</sup> Century, Queniborough was an isolated village. The crossroads was in the countryside: a few cottages were being built beside the Barkby Road and the map of 1903 shows New Zealand Lane described as New Queniborough with the beginnings of development, a few houses, shown along the strip.
- 8.8 The great changes occurred in the 20<sup>th</sup> Century. Beginning after World War I when housing was built between the original settlement and the Melton Road, together with many facilities such as the Primary School, Village Hall, post office, shops and industry.

## Designated Heritage Assets

- 8.9 In Queniborough Parish, Listed Buildings and a Conservation Area have already been designated under relevant legislation.
- 8.10 The NPPF requires that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.
- 8.11 Substantial harm to or loss of a grade II listed building should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably grade I and II\* listed buildings should be wholly exceptional.



Locally Valued Heritage Assets



Conservation Area



Neighbourhood Area



Locally Listed Building



Listed Buildings



# Queniborough Neighbourhood Plan: Submission



8.12 Where a proposed development will lead to substantial harm to or total loss of significance of a designated 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.

## Listed Buildings

8.13 Listing marks and celebrates a building's special architectural and historic interest and brings it under the consideration of the planning system, so that it can be protected for future generations.

8.14 The older a building is, the more likely it is to be listed. All buildings built before 1700 which survive in anything like their original condition are listed, as are most of those built between 1700 and 1840.

- Grade I buildings are of exceptional interest, nationally only 2.5% of Listed buildings are Grade I
- Grade II\* buildings are particularly important buildings of more than special interest; 5.5% of Listed buildings are Grade II\*
- Grade II buildings are of special interest; 92% of all Listed buildings are in this class and it is the most likely grade of listing for a homeowner.

8.15 There are 24 Listed buildings in Queniborough. The Church of St. Mary is a Grade I Listed building. The Old Hall on Coppice Lane is Grade II\*. The remaining 22 are Grade II and all are on Main Street except for a listed milestone on Melton Road.

## Conservation Area

8.16 Queniborough Conservation Area was first designated by Leicestershire County Council in December 1972 and then amended by Charnwood



FIGURE 16: TERRACED COTTAGES, MAIN STREET

Borough Council in March 2019. The Conservation Area incorporates the

# Queniborough Neighbourhood Plan: Submission



whole of the village as it was from Mediaeval times until the end of the 19<sup>th</sup> Century before the major developments of the 20<sup>th</sup> Century took place.

- 8.17 A review of the conservation area boundary has been carried out and the proposed changes were subject to consultation in early 2019.

## Non-designated Heritage Assets

- 8.18 The above places have already been designated and offered protection through national and local planning policies, 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.

## Locally Listed Buildings

- 8.19 Three non-designated heritage assets have been identified by Charnwood Borough Council and recorded on a 'local list':

- The Coppice, Coppice Lane
- Dovecote at Queniborough Hall, Croxton Road
- Wetherby House, Syston Road



FIGURE 17: DOVECOTE AT QUENIBOROUGH HALL

## Locally Valued Heritage Assets

- 8.20 Other potential non-designated heritage assets have been identified by the community as being particularly important to the local area. Historic England refers to them as 'locally valued heritage assets':

- Queniborough Old School was built in 1847 at a cost of £400, the money to build it being collected locally. It was left in trust for the education of children in the village of Queniborough. The current school site started to develop in 1953 and a swimming pool was established in the old building in 1970.
- The bridge and walls down Coppice Lane



# Queniborough Neighbourhood Plan: Submission



- Remaining part of mud wall – near Oak Cottage. The mud wall (known as a “cob” wall, a west country term for a particular method of building in mud) originally formed the boundary of the old pinfold which would have been used to keep stray livestock until claimed by the owner. It is now the boundary of number 2 Main Street;
- 8 Main Street- Oak Cottage. Once a medieval house of high standing, possibly dating to the 16<sup>th</sup> century but cannot be dated exactly as it was re-roofed from thatch to slate and the roof height was raised in 1956. It was saved from demolition and refurbished using some of the original beams. It may have formed part of the Old Hall estate;
- Older houses on The Banks;
- The bridge and walls behind the dovecote towards the fields. These are located within the grounds of Queniborough Hall;
- Ridge and furrow;
- Hedgerow on Syston Road: Last piece of the medieval field separator;
- Telephone Kiosk, Main Street.

## Policy Q14: Non-designated Heritage Assets

The determination of planning applications which would affect the following non-designated heritage assets (as shown on the Policies Map) will balance the need for, or public benefit of, the proposed development against the significance of the asset and the extent to which it will be harmed:

1. The Coppice, Coppice Lane
2. Dovecote at Queniborough Hall, Croxton Road
3. Wetherby House, Syston Road
4. Queniborough Old School, School Lane
5. The bridge and walls down Coppice Lane
6. Mud wall, Main Street
7. Oak Cottage, 8 Main Street
8. Older houses on The Banks
9. The bridge and walls behind the dovecote within the grounds of Queniborough Hall;
10. Ridge and furrow;
11. Hedgerow on Syston Road;
12. Telephone Kiosk, Main Street

# Queniborough Neighbourhood Plan: Submission



- ✓ The unique character and heritage of Queniborough is conserved

## Design

- 8.21 Queniborough has been subjected to standard, 'identikit' homes that typify new developments built by some house builders. Some of our housing looks the same as developments elsewhere and could be anywhere in the country. Too often new developments are dominated by the same, identikit designs that bear no resemblance to local character.
- 8.22 We now expect all development to contribute positively to the creation of well-designed buildings and spaces. Through good design we want to maintain and enhance the character of Queniborough and create places that work well for both occupants and users and are built to last.
- 8.23 Building for Life 12 (BfL12) is a proven process for creating well-designed homes and neighbourhoods. Endorsed by government and managed by three partners - Design Council CABE, Design for Homes and the Home Builders Federation - BfL12 is integral to the country's commitment to build more and better homes.
- 8.24 From the qualities and design principles set out in BfL12, the following policy has been drawn up to guide development. An important component on BfL12 is the expectation that schemes should be locally inspired. Therefore, the design of new developments should respond to the following local characteristics:
- **Walls:** The predominant building material is a soft red brick. The brickwork should generally be laid in Flemish bond. Occasionally the pattern of the bond is picked out in contrasting headers and stretchers. Walls can also be painted in white or cream or rendered and painted.
  - **Windows:** In general, windows are a mixture of simple casements, Yorkshire sliding sash and vertical sash windows. Besides these there are some special windows, notably in the end gable of the National School, and the delicately moulded metal frames in the row of cottages Nos. 22 to 28 Main Street.
  - **Doors:** There is a tradition of doorcases and canopies in the village. They range from the relatively simple to the highly detailed and elaborate such as at The Grange, Main Street, where there is also a delicate pair of curved railings to the front steps.

# Queniborough Neighbourhood Plan: Submission



- **Roofs:** The predominant traditional roofing material is slate. There is some remaining thatch. A few houses are roofed with Swithland Slate.

## Policy Q15: Design

Only development that reflects the distinctive and traditional character of Queniborough will be supported unless the development is of exceptional quality or innovative design. Development must also:

- A. Be in keeping with the scale, form and character of its surroundings;
- B. Protect important features such as traditional walls, hedgerows and trees;
- C. Have safe and suitable access;
- D. Integrate into its surroundings by reinforcing existing connections and creating new ones, while also respecting existing buildings and land uses around the development site. The amenities of residents in the area should not be significantly adversely affected, including by loss of daylight/sunlight, privacy, air quality, noise and light pollution;
- E. Create a place with a locally inspired or otherwise distinctive character;
- F. Take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates;
- G. Ensure buildings are designed and positioned to enhance streets and spaces;
- H. Be designed to make it easy to find your way around;
- I. Be designed in a way that encourages low vehicle speeds and allows them to function as social spaces;
- J. Ensure parking is well integrated so that it does not dominate the street;
- K. Ensure public and private spaces are clearly defined and designed to be attractive, well managed and safe; and
- L. Provide adequate external storage space for bins and recycling as well as vehicles and cycles.

- ✓ The unique character and heritage of Queniborough is conserved

# Queniborough Neighbourhood Plan: Submission



## 9. Flooding

---

- 9.1 Although 97% of the respondents to our 2019 Questionnaire Survey have not been directly affected by natural flooding in the last 10 years, flood risk remains an important issue for the Parish.

### Flooding from Rivers

- 9.2 Flood risk is an important consideration in guiding the location of new development in the Parish. The Parish has a long history of flood events, including several events in recent history which saw properties inundated to the north of the village. All the watercourses in the Parish pose a potential risk to development, particularly near the extensive flood plain of the River Wreake, Queniborough Brook and Gaddesby Brook.

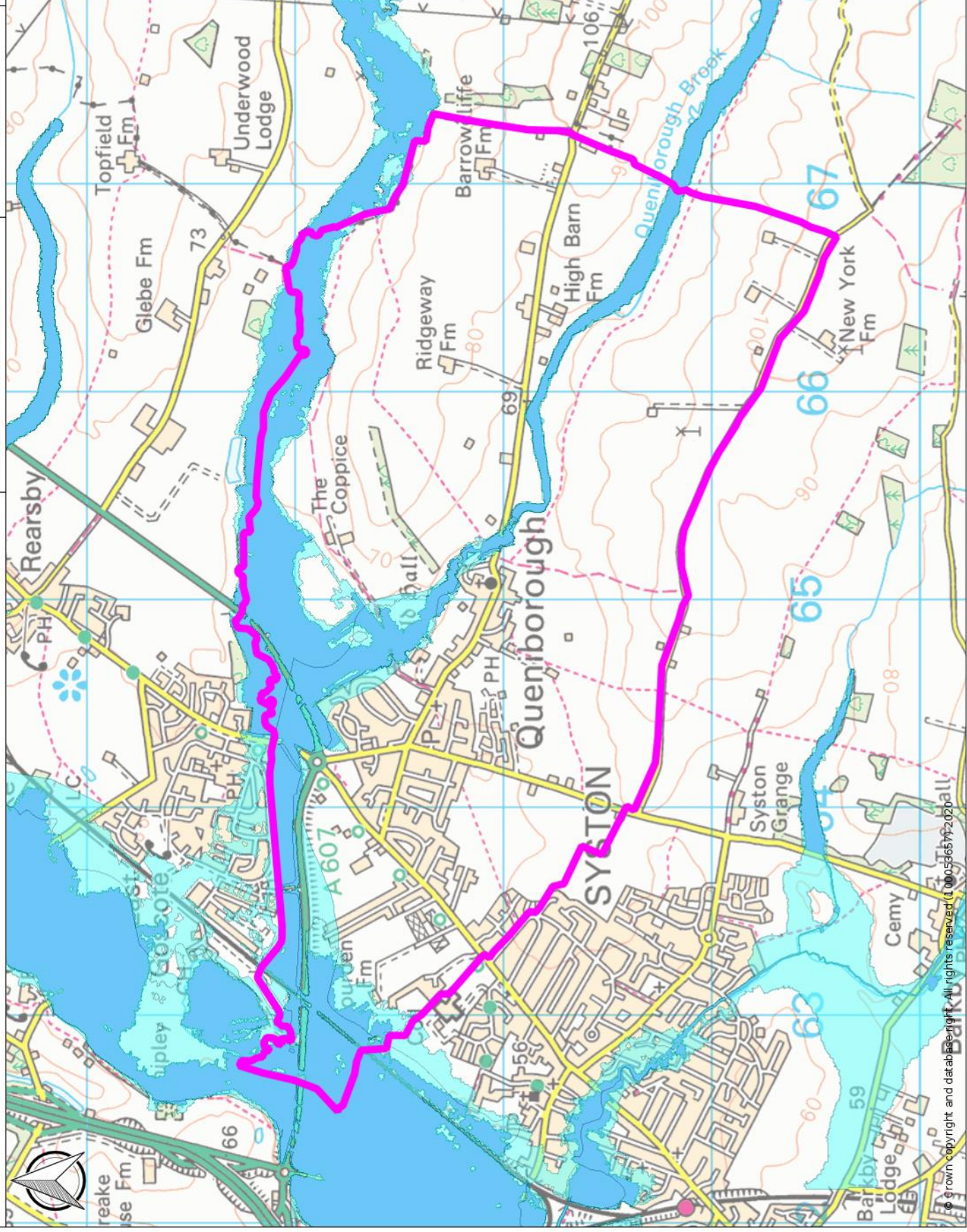
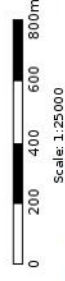
- 9.3 In accordance with the National Planning Policy Framework, development should be directed away from areas at risk of flooding and ensure that flood risk is not increased elsewhere.

### Surface Water Flooding

- 9.4 Flooding from surface water runoff is usually caused by intense rainfall that may only last a few hours and usually occurs in lower lying areas, often where the drainage system is unable to cope with the volume of water. Surface water flooding problems are inextricably linked to issues of poor drainage, or drain blockage by debris and sewer flooding.

### Sustainable Drainage Systems (SuDS)

- 9.5 SuDS are drainage solutions that provide an alternative to the direct channelling of surface water through networks of pipes and sewers to nearby watercourses. By mimicking natural drainage regimes, SuDS aim to reduce surface water flooding, improve water quality and enhance the amenity and biodiversity value of the environment. SuDS achieve this by increasing infiltration to the ground, lowering flow rates, increasing water storage capacity and reducing the transport of pollution to the water environment.
- 9.6 The need for alternative drainage such as SuDS is likely to increase to meet environmental challenges such as climate change and population growth. Provision for SuDS and the national standards required for their design, construction, maintenance and operation is included in the Flood and Water Management Act 2010. With a history of flooding in the Parish and the ecological importance of Queniborough Brook, we are keen to ensure that all new developments incorporate SuDS.



# Queniborough Neighbourhood Plan: Submission



## Policy Q16: Water Management

New development should take full account of flood risk especially from rivers, groundwater and overland flow. Development is directed to locations at the lowest risk of flooding, applying the Sequential Test and if necessary, applying the Exception Test. Where development is proposed in flood risk areas, mitigation measures must be in place to reduce the effects of flood water. Developments should take opportunities to reduce flood risk elsewhere.

Developments should manage surface water run off with no net increase in the rate of surface water run off for Greenfield sites by including Sustainable Drainage Systems (SuDS) with attenuation, storage and treatment capacities incorporated.

- ✓ New developments will take full account of flood risk

# Queniborough Neighbourhood Plan: Submission



## 10. Renewable Energy

---

10.1 Increasing the amount of energy from renewable and low carbon technologies will help ensure the UK has a secure energy supply, reduce greenhouse gas emissions to slow down climate change and stimulate investment in new jobs and businesses. Planning has an important role in the delivery of new renewable and low carbon energy infrastructure in locations where the local environmental impact is acceptable.

10.2 The technical potential for renewable and low carbon energy within Charnwood Borough is substantial and the technologies with the greatest technical resource for electricity generation are wind and solar PV (particularly solar farms).

### Solar Farms

10.3 Solar farms (sometimes known as solar parks or solar fields) are the large-scale application of solar PV panels to generate green, clean electricity at scale, usually to feed into the grid. Solar farms can cover anything between 1 acre and 100 acres.

10.4 42% of respondents to our 2019 Questionnaire supported solar farms, but a similar proportion (40%) were against. The remaining 18% had no opinion.

### Wind Energy

10.5 One of the key factors determining the acceptability or otherwise of wind turbines is their potential impacts on the local landscape – this is due to their height and the movement they introduce into the landscape (i.e. rotating blades).

10.6 A proposal for four wind turbines, measuring 80m to the hub and 126.5m to blade tip, south of South Croxton Road was refused in 2011.

10.7 The responses to our 2019 Questionnaire Survey showed that 68% of local people are against wind turbines and wind farms. National planning policy allows local people to have the final say on wind farm applications.

### Biomass

10.8 The term "biomass" refers to organic matter that has stored energy through the process of photosynthesis. It exists in one form as plants and may be transferred through the food chain to animals' bodies and their wastes, all of which can be converted for everyday human use through processes such as combustion, which releases the carbon dioxide stored in the plant material. Many of the biomass fuels used today come in the

# Queniborough Neighbourhood Plan: Submission



form of wood products, dried vegetation, crop residues, and aquatic plants.

## Microgeneration Technologies

- 10.9 Many microgeneration technologies projects, such as domestic solar PV panels, ground source and air source heat pumps are often permitted development which means they do not require planning permission providing certain limits and conditions are met.



FIGURE 18: DOMESTIC PV PANELS

- 10.10 From our 2019 Questionnaire Survey, we know that 77% of respondents support small-scale renewable energy technologies integrated with new buildings or fitted to existing buildings.

### Policy Q17: Renewable Energy

Ground-mounted solar photovoltaic farms will only be supported where:

- A. They are on previously developed (brownfield) or non-agricultural land;
- B. Their location is selected sensitively and well-planned so that the proposals do not impact on any Features of Local Heritage Interest;
- C. The proposal's visual impact has been fully assessed and addressed in accordance with Planning Practice Guidance on landscape assessment (Planning Practice Guidance ref: 5-013-20150327); and
- D. The installations are removed when no longer in use and the land is restored to its previous use.

Wind turbines and wind farms in Queniborough Neighbourhood Area do not have the backing of local people.

✓ The character and beauty of the countryside and the natural environment are safeguarded



# Queniborough Neighbourhood Plan: Submission



## Energy Efficiency

- 10.11 The government has a set of technical standards for new housing centred on the Building Regulations. This rationalised the many differing standards into a simpler, streamlined system which ‘reduces burdens and help bring forward much needed new homes’. Neighbourhood plans cannot set any additional local technical standards or requirements relating to the construction, internal layout or energy performance of new dwellings.

## Electric Vehicle Chargepoints

- 10.12 Past and current governments have supported measures to encourage the uptake of Electric Vehicles (EVs, sometimes referred to as Ultra Low Emission Vehicles or ULEVs) as they can contribute to a wide range of transport policy goals. These include improving air quality and reducing noise pollution. They may also have an important role in meeting the 2050 net zero greenhouse gas emission target.
- 10.13 The Government’s 2018 Road to Zero Strategy outlines how it will support the transition to zero emission road transport and reduce emissions from conventional vehicles. To meet the aims of the Strategy, Government is providing grants to make electric vehicle ownership more affordable and to offset the costs of installing chargepoints in the home, workplace and on-street.
- 10.14 Despite the rise in the number of licensed ULEV cars on UK roads – 200,000 ULEVs were registered in Q4 2018 - ULEVs only represent 0.5% of the total number of cars licensed. Going forward, projections by National Grid suggest that the UK stock of EVs could reach between 2.7 and 10.6 million by 2030 and could rise as high as 36 million by 2040.
- 10.15 Subject to conditions, planning permission is not required for the installation of a wall mounted electrical outlet for recharging of electric vehicles at homes, so our policy focusses on the provision of public chargepoints. Range anxiety – fears over the distance EVs can travel between charges – is often cited as one of the key barriers to people opting to buy EVs, yet at March 2020 ZapMap reports no public chargepoints in Queniborough. It is anticipated that our policy will lead to the installation of public chargepoints in destinations such as workplaces, recreation and leisure centres.

# Queniborough Neighbourhood Plan: Submission



## Policy Q18: Electric Vehicle Chargepoints

Non-residential developments providing 10 car parking spaces or more should install at least one 7 kW (or more) electric vehicle chargepoint and cable routes for electric vehicle chargepoint cabling for one in five spaces.

- ✓ The impact of vehicular traffic and parking on village life is managed

# Queniborough Neighbourhood Plan: Submission



## 11. Employment and Business

### Economic Activity

11.1 The 2011 Census shows that of the 1,689 Parish residents aged 16 to 74, 1,229 were economically active. Of those economically active, 51% were in full-time employment, 23% were in part-time jobs and 18% were self-employed. In October 2018, the Job Seekers Allowance claimant count in Queniborough ward was just three.

11.2 Historically, agriculture provided the bulk of local employment and it remains part of village life and the local economy. However, in the 2011 (Census) only 1% of the Parish's workers were employed



FIGURE 19: THREE WAYS FARM

in agriculture, forestry or fishing. 16% worked in wholesale and retail trades and 14% in manufacturing.

### Business

11.3 Queniborough is home to over 120 business rate paying properties (at November 2017) including:

- Around 70 individually rated properties at Branstons/Queniborough Industrial Estate; and
- Around 30 units at Three Ways Farm, Melton Road.

# Queniborough Neighbourhood Plan: Submission



## Queniborough Industrial Estate

- 11.4 The Queniborough Industrial Estate on Melton Road (also known as Branstons) measures some 3.3 hectares. The area immediately fronting Melton Road contains retail and other commercial uses. To the rear the industrial estate comprises mostly small, older units. The estate is poor quality in terms of building stock and environmental quality. The layout is unplanned with tight access, limited parking and servicing areas. Units are bounded by palisade fencing with no soft landscaping.



FIGURE 20: QUENIBOROUGH INDUSTRIAL ESTATE

- 11.5 Although there are some adjoining residential areas, the site is largely unconstrained and has good access to the A607 and A46. Occupancy levels are high. Charnwood Borough Council undertook an Employment Land Review in 2018 which recommended that the industrial estate be safeguarded for employment uses.

### Policy Q19: Queniborough Industrial Estate

Queniborough Industrial Estate, as defined on the Policies Map, will be safeguarded for employment development (uses falling within class B of the Use Classes Order including offices (B1) manufacturing (B2) and small-scale warehousing and distribution (B8)). The expansion of existing businesses, together with new employment development within the site will be supported.

- ✓ A prosperous local economy

### Business Conversion of Rural Buildings

- 11.6 We want to expand the diversity of the rural economy while preserving and enhancing the environment of the countryside. However, the proposed uses must be appropriate in scale, form, impact, character and siting to their location in the countryside. To allow farming to

# Queniborough Neighbourhood Plan: Submission



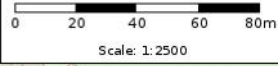
accommodate change and support the rural economy our Plan gives more flexibility over the reuse of rural buildings for business rather than residential purposes.

## **Policy Q20: Business conversion of rural buildings**

The re-use, adaptation or extension of rural buildings for business use will be supported where:

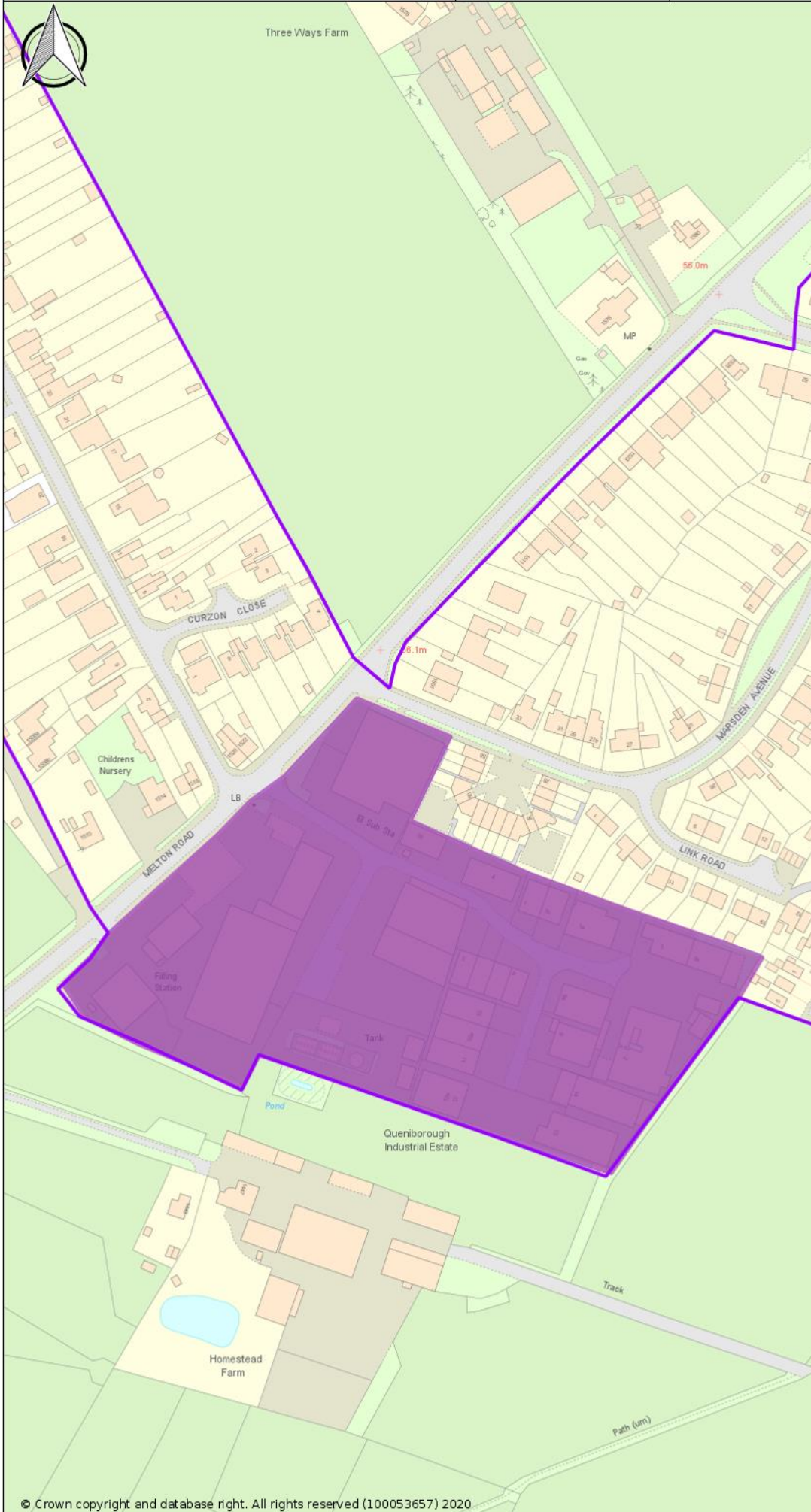
- A. Any enlargement is proportionate to the size, scale, mass and footprint of the original building;
- B. The development would not have a detrimental effect on the fabric, character and setting of historic buildings;
- C. The development respects local building styles and materials;
- D. The use of the building by protected species is surveyed and mitigation measures are approved where necessary;
- E. The proposed development would not generate traffic of a type or amount harmful to local rural roads, or require improvements which would detrimentally affect the character of such roads or the area generally; and
- F. The proposed development would not materially harm the character of the surrounding rural area.

- ✓ The unique character and heritage of Queniborough is conserved
- ✓ A prosperous local economy
- ✓ The character and beauty of the countryside and the natural environment are safeguarded



Author:

Date: 06/04/2020



# Queniborough Neighbourhood Plan: Submission



## Home Working

- 11.7 Planning permission is not normally required to home work or to run a business from home if a house remains a private residence first and business second. Charnwood Borough Council is responsible for deciding whether planning permission is required and will determine this based on individual facts. Issues which they may consider include whether home working or a business leads to notable increases in traffic, disturbance to neighbours, abnormal noise or smells or the need for any major structural changes or major renovations.

# Queniborough Neighbourhood Plan: Pre-Submission



## Appendix 1: Non-Planning Issues

---

The process of preparing the Queniborough Neighbourhood Plan has highlighted non-planning issues and the need for community projects. This includes things like speeding traffic and fly-tipping. They cannot be delivered or achieved through the planning system, but they may be taken forward as a community project. Unlike the land use planning policies, the projects below will not carry any legal weight and because of this will not be subject to the examination. Although the projects are not legally enforceable and can't be delivered through policy, having them all in one place in a Neighbourhood Plan can help focus efforts on realising the projects and therefore may help them to be delivered quicker.

### Transport

- Vehicular access to Coppice Lane
- Speed restrictions introduced on Coppice Lane
- Walk to school
- Bus pass / taxi token provision
- Air Quality Management
- Speed restrictions need to be enforced
- Traffic calming
- A46 expressway Rat-run A47- A46- M1 -Leicester
- Improved road signage
- Bus service amendments to route
- Bus shelters
- HGVs
- Parking issues: School, Coppice Lane, Queniborough Road, Ringway
- Parking bays outside shops
- Parking restrictions and enforcement

### Green Spaces

- Maintenance of green spaces
- Children's Play Area improvements

### Facilities and Services

- Superfast broadband throughout village
- Improved mobile phone services
- More discreet communications boxes
- More policing

### Countryside

- Linking green areas

### Heritage and Design

- Conservation Area extension



# Queniborough Neighbourhood Plan: Pre-Submission



Maintenance of Church  
War Memorial  
Heritage Trail  
Iron-Age settlement on Ridgemere  
Mill  
Water efficiency  
Passive ventilation

## Flooding

Maintenance of drains and ditches  
Foul drainage capacity

## Renewable Energy

Energy efficiency of older buildings  
Renewable energy on public buildings  
Electric vehicle charging infrastructure

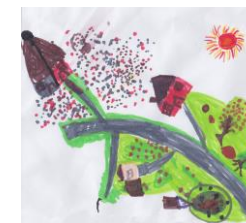
# Queniborough Neighbourhood Plan: Pre-Submission



## Appendix 2: Parking Standards

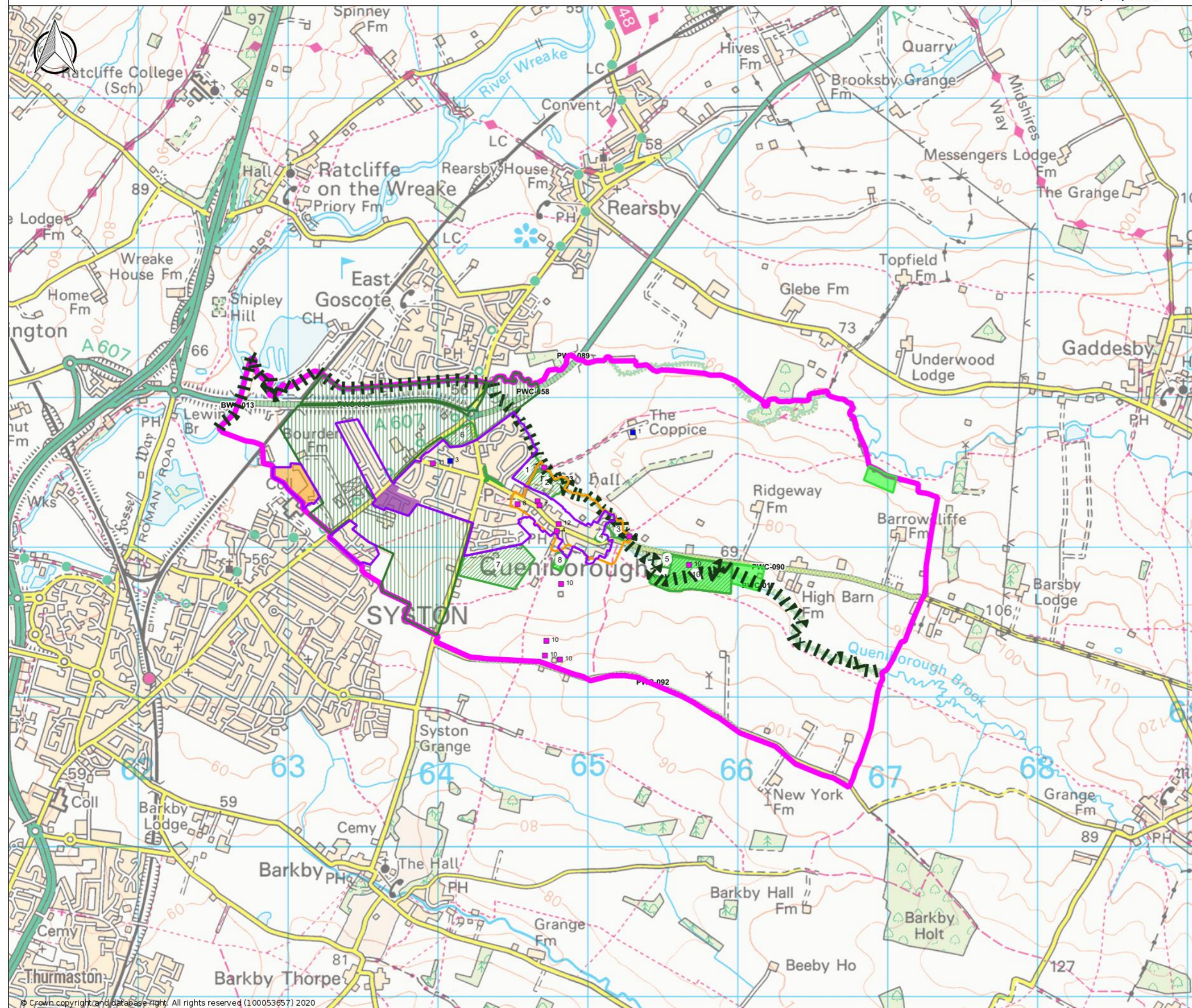
Use	Normal minimum parking standard based on one space for every square Metre (m <sup>2</sup> ) of gross floorspace unless otherwise stated
<b>Food retail</b>	One space for every 14m <sup>2</sup>
<b>Non-food retail</b>	One space for every 20m <sup>2</sup>
<b>B1 offices</b>	One space for every 40m <sup>2</sup>
<b>B1 Non-office and B2 General industry</b>	One space for every 90m <sup>2</sup>
<b>B8 Warehousing</b>	One space for every 200m <sup>2</sup>
<b>Cinemas and conference facilities</b>	One space for every five seats
<b>D2 (other than cinemas, conference facilities and stadia)</b>	One space for every 22m <sup>2</sup>
<b>Higher and further education</b>	One space for every two staff plus one space for every 15 students
<b>One to three bedroom dwellings</b>	Two spaces for each dwelling
<b>Four or more bedroom dwellings</b>	Three spaces for each dwelling

# Queniborough Neighbourhood Plan: Pre-Submission



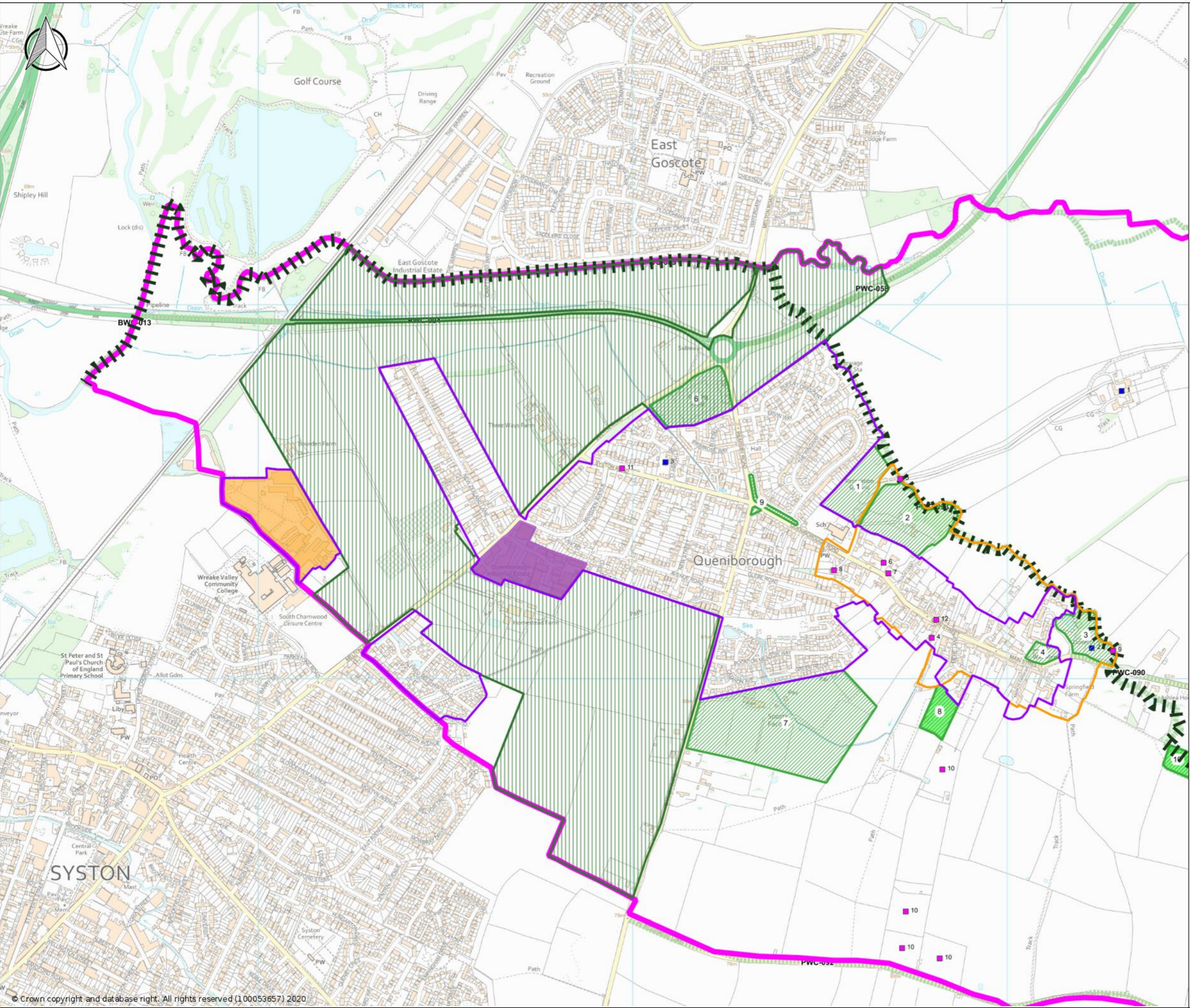
## Appendix 3: Local Green Space- Summary of Reasons for Designation

No.	Local Green Space	Holds a particular local significance, for example because of its beauty	Holds a particular local significance for example because of its historic significance	Holds a particular local significance, for example because of its recreational value	Holds a particular local significance, for example because of its tranquility	Holds a particular local significance, for example because of the richness of its wildlife	Holds a particular local significance, for any other reason
1	King George's Field	N	N	Y	Y	N	Y
2	Old Hall grounds	Y	N	N	N	Y	N
3	Queniborough Hall grounds	Y	Y	N	Y	Y	N
4	St Marys Churchyard	Y	Y	N	Y	N	Y
5	Queniborough Cemetery	N	N	N	Y	Y	Y
6	Rearsby Road Playing Field	N	N	Y	N	N	Y
7	Syston Rugby Football Club and Cricket Field	N	N	Y	Y	N	Y
8	Mere Lane Field Local Wildlife Site	Y	N	Y	Y	Y	N
9	Crossroads	Y	Y	Y	N	N	Y
10	Queniborough Brook Fields	Y	Y	Y	Y	Y	N



Locally Valued Heritage Assets

- Locally Valued Heritage Assets
- Limits to Development
- Area of Separation
- Conservation Area
- Green Infrastructure
- Local Green Space
- Local Wildlife Site
- Neighbourhood Area
- Queniborough Industrial Estate
- Locally Listed Building
- Wildlife Corridor
- Queniborough Lodge
-



Locally Valued Heritage Assets

- **Limits to Development**
- Area of Separation**
- Conservation Area**
- Green Infrastructure**
- Local Green Space**
- Local Wildlife Site**
- Neighbourhood Area**
- Queniborough Industrial Estate**
- Locally Listed Building**
- Wildlife Corridor**
- Queniborough Lodge**

