

**Quarndon Parish
Neighbourhood Development Plan
Referendum 2019**

Summary of Representations

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The following table provides a summary of the representations received in response consultation under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012 which were forward to the Independent Examiner.

Name / Organisation	Summary of Representation
Amber Valley Borough Council	<p><i>8.2.2 Housing Need and Provision for Development Policy QSS1 and paragraphs 8.2.2.7 to 8.2.2.9</i></p> <p>Although amended, the wording of the policy and paragraphs 8.2.2.7 to 8.2.2.9 continues not to distinguish between a) land either side of Somme Road and b) land south of Memorial Road (Poppyfields Meadow), despite the proposed amendments to paragraphs 6.2.4 to 6.2.8 of the Neighbourhood Plan.</p> <p><i>8.2.5 Separation of Quarndon from Derby and Duffield Policy QSS4 and paragraphs 8.2.5.1 to 8.2.5.2</i></p> <p>It should be noted that at the time of this response, although the Green Belt Review commissioned by the Borough Council has now been undertaken, the Borough Council has not yet determined what amendments, if any, it proposes to make to the existing Green Belt boundary within the parish of Quarndon.</p> <p><i>Policy QH2 and paragraphs 8.3.3.1 to 8.3.3.3</i></p> <p>Although some amendment has been made to the wording in this policy and supporting text, it continues not to distinguish between a) land either side of Somme Road and b) land south of Memorial Road (Poppyfields Meadow), despite the proposed amendments to paragraphs 6.2.4 to 6.2.8 of the Neighbourhood Plan.</p> <p><i>8.3.7 Transport and parking Paragraph 8.3.7.2</i></p> <p>Although reference has now been made in this paragraph to the maximum parking standards of Derbyshire County Council, this reference is inconsistent with the reference in the same paragraph to future housing developments providing sufficient off-road parking (implying a minimum rather than maximum requirement).</p> <p><i>8.4.5 Reuse of Buildings for Employment Purposes Policy QCLE4 and paragraph 8.4.5.1</i></p> <p>As previously advised, it may be helpful to include more details regarding the national standards for sustainable construction in either the policy or the paragraphs.</p> <p><i>8.6.4 Views Paragraphs 8.6.4.2</i></p>

	<p>This paragraph now includes reference to significant views being within areas designated as being of high sensitivity to development in the Amber Valley Landscape Sensitivity Study 2016, although no reference is made to landscape character that could support the protection of views into, out of and within the parish.</p> <p><i>8.6.5 Dark Skies</i> <i>Paragraph 8.6.5.3</i></p> <p>The definition of 'Dark At Night' being more than 50m from an existing street light has now been included in this paragraph, rather than in policy QEN4, but as previously advised, it is not clear where this definition comes from.</p>
Martin Cholerton	<p>The need for housing cannot be accurately assessed and limited to small numbers. The size of houses should not be so strictly defined. The street scene and plot layouts will need to be individually worked out and to ban any sort of past precedent, is draconian.</p> <p>A lighter touch is needed to ensure the village continues to develop naturally in the way it has in the past.</p>
Peter Cowley	<p>Supports for QSS 1-4, QH 1-3 but not for QH4. The size of new build should be determined by the prospective occupants' need, the size of the plot and the size and scale of the neighbouring houses.</p> <p>Support for QH 5-7, QCLE 1-4, QCLE 1-4</p> <p>QCRE is over-conservative regarding the adoption of small-medium scale wind power.</p> <p>Support for QEN 1-4 and QIN 1-4 but note that the statement should not only include foot access to the A6 bus route but also foot access via Woodlands Lane/Road to the bus route through Allestree. Any new housing should include adequate off-street parking and charging points for electric vehicles.</p>
Derbyshire County Council	<p>Reservations about limiting infill to 'no more than two dwellings' as it would be difficult to justify and implement in practice. Approach in QSS4 is supported.</p> <p>The approach to new housing is appropriate.</p> <p>Reaffirm that a policy for the provision of affordable housing should be in the Neighbourhood Plan.</p> <p>Curzon Primary School has little capacity for expansion.</p> <p>Welcomes the inclusion of renewable energy, energy efficiency and dark skies policies.</p> <p>Policy QIN4 should refer to download speeds of at least 30 Megabits per second not 24.</p>
Ian Dent	<p>Support the proposed Neighbourhood plan with the following comments on specifics.</p> <p>Specific comments:</p> <p>Cycling provision - 7.4.12: Consideration should be given to creating off road routes that are available for cycling. This could include creation of new routes close to the roads within Allestree Park and other undeveloped land and could also include upgrading existing footpath network to allow for cycle usage.</p> <p>Spatial setting - 8.2.1: The location of Quarndon abutting Allestree Park is a key part of it's setting. Whilst outside of the Quarndon parish area, any changes to the nature of Allestree Park (e.g. housing development) will have a major impact on the nature and setting of Quarndon. Therefore, as with</p>

	<p>the text about the setting of Kedleston Hall, there should be a similar policy regarding how changes to Allestree Park will adversely affect Quarndon.</p> <p>Policy QH1: I do NOT support this policy of allowing infill within the Green Belt. The restrictions are not suitably defined (e.g. would not compromise significant views cannot be defined and is hence meaningless, or, "small gaps"). This will allow infill along the sides of nearly all the roads in the parish on a piecemeal basis as one development opens up the opportunity for a further development on the other side of the road.</p> <p>Policy QH5: Seems to be too vague and may allow future large-scale developments with a partial focus on elderly accommodation (which isn't defined). As written this provides for support for large sized new built old people's homes which are likely to be filled with a majority of people from outside of the parish. This will have the effect of providing more demand from an increased number of elderly on existing inadequate services.</p> <p>8.4.2 Local Green space: The most significant local green space affecting Quarndon is Allestree Park. As this is outside the parish, the plan does not address the impact of change in Allestree Park on the character of Quarndon which would be a much more significant impact than any other green space changes.</p> <p>Policy QEN4: Whilst agreeing with the aims of the policy, there is no enforcement method included and hence it is very unlikely to be followed. At the moment, residents can install outside lighting for security and other reasons without planning agreement and frequently install systems that cause light pollution. I don't see how this policy will prevent this.</p> <p>Policy QIN1: I do NOT agree with this policy. The verges on The Common and Burley Lane should have suitable pavements created on at least one side of the road. The existing grassed verges do not exist outside some houses due to previous development, are unsuitable for walking on at many times of the year (not just winter) and are never suitable for wheelchairs who are forced to use the road.</p> <p>Policy QIN2: Strongly agree with the need for a footpath from Burley Lane to Bunkers Hill. I would also suggest the policy is improved by encouraging redesignation of existing footpaths as bridleways wherever possible.</p> <p>Policy QIN3: Strongly agree. I would add the need for a cycle route alongside Woodlands Lane using space from Allestree Park as the existing road is too narrow for safe use by both cyclists and motor traffic.</p>
Rosalynde Grum	Supports the Plan but does not think it goes far enough in protecting green spaces and would like to have seen the designation of more Local Green Spaces. Several suitable sites were proposed to the Parish Council who did not choose to proceed because of objections from the landowners.
Historic England	No further comments.
National Grid	National Grid has identified that it has no record of such apparatus within the Neighbourhood Plan area.
National Trust	<p>I am writing to express the support of the National Trust to the following policies:</p> <p>Policy QSS2 relating to the setting of Kedleston Hall, Park and Conservation Area</p> <p>Policy QEN1 which aims to conserve natural features</p> <p>Policy QEN2 which relates to heritage assets</p>
Natural England	Natural England does not have any specific comments on this draft neighbourhood plan.

Richard Nicholson	Support with minor disagreement with the stated need for a village shop since Quarndon is a village stretched out along few roads: most people would use cars to get to the shop, and thus make traffic and parking worse. Once in a car, other shops are available, and with on-line shopping, perhaps the need for very local shopping is surely diminishing. Enhancing and maintaining the 'village' feel offering 'neighbourliness' will also mitigate this lack of facility.
James Richardson	Supportive of the Quarndon Neighbourhood Plan but concerned that it only recommends the building of 2-3 bedroom houses. I feel that this should read 2 - 4 bedroom houses to accommodate families.
Severn Trent Water	Specific comment is regarding "Land west of Kedleston Road" where there is potential for development yielding 400 dwellings. We do not currently envisage development of this site to cause any major detriment to the local sewerage system as long as; <ul style="list-style-type: none"> • The sites surface water discharges locally to the nearby watercourse, ditches or surface water sewerage system and not into the foul/combined sewerage system. • The sites foul drainage is connected via gravity and not discharged via a pumped/pressurised system. • The sites yield does not increase dramatically (e.g. by another 100 dwellings). Should any of the above change we would look to assess this site in more detail via hydraulic modelling to better understand its impact. We endeavour to work closely with developers and encourage them to engage with us to ensure we are aware of the latest proposals. Set of general guidelines also provided.
Isobel Shorrock	Would like to have seen more designated Green Spaces.
Keith Thomas	Supports the Plan but would like to see more Local Green Spaces designated in the Plan.
Barrie Vaughan	Traffic Flow is the most immediate and continual priority on the safety and social impact on the Quarndon community. Cannot see any 'timescales, risks, mitigations and responsibilities' that will achieve objective to reduce the impact of motor traffic, improve public transport connections and parking facilities in the Parish. The issue is too immediate and important to await the conclusion that "trials are unlikely to start before 2019 and several years will be needed to assess results and residents' views."

In addition to the above comments, the following have written in support of aspects or all of the Neighbourhood Plan:

Sue and Mike Allen
Phil Bygate
John Claridge
Ann Colder
Martin Cross
Katherine Cross
John Cunningham
Janet Dent

D.A. Elston, C.E.
Elston and S.T.
Elston
Paul Hodson
Alistair Kennedy
David Knight
Elizabeth Lunn
Peter Lunn

David Newman
Sue Nicholson
Terry Ousley
Mary Pitt
Matthew Pitt
Joan Pollard
Simon and Jill
Reed

Christian Rössel
Neil Shorrock
Andrew Small
David Stone
Judith Thomas
Clare Turner
Steve Walton

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