

Quinton Neighbourhood Development Plan

Basic Conditions Statement

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Final Version



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Introduction

- 1.1. This Basic Conditions Statement has been prepared to accompany the Quinton Neighbourhood Development Plan (QNDP).

The Basic Conditions

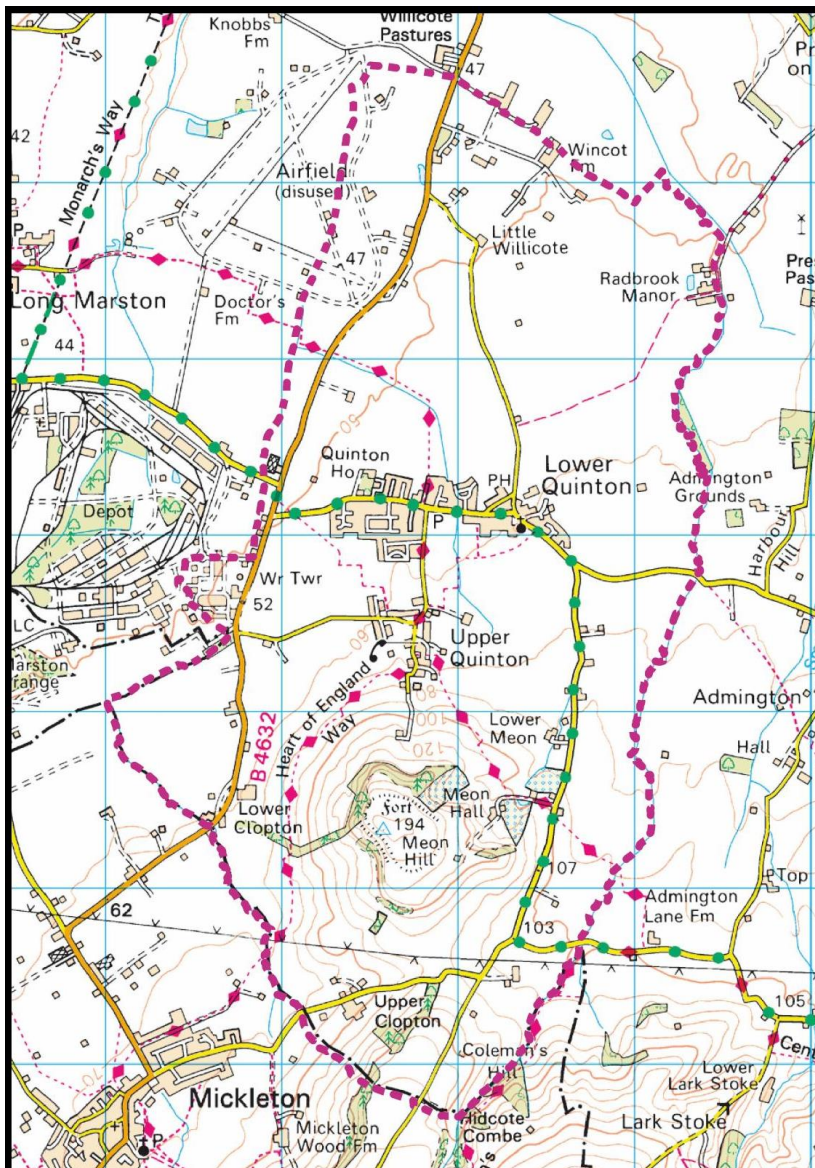
- 1.2. Paragraph 8, sub-paragraph (2), of schedule 4B to the Town and Country Planning Act 1990 requires a Neighbourhood Development Plan (NDP) to meet the following basic conditions:
- a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order,
 - b) having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order,
 - c) having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order,
 - d) the making of the order contributes to the achievement of sustainable development,
 - e) the making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),
 - f) the making of the order does not breach, and is otherwise compatible with, EU obligations, and
 - g) prescribed conditions are met in relation to the order and prescribed matters have been complied with in connection with the proposal for the order.
- 1.3. This Basic Conditions Statement addresses these requirements in four sections:
- Section 2 Demonstrates conformity with the National Planning Policy Framework as updated in July 2021 (NPPF);
 - Section 3 Shows how the QNDP will contribute to sustainable development and the various designated heritage assets throughout the Neighbourhood Area;
 - Section 4 Demonstrates conformity with the strategic policies contained within the Stratford-on-Avon Council (SDC) Core Strategy; and
 - Section 5 Demonstrates compliance with the appropriate EU obligations.

The Qualifying Body

- 1.4. The QNDP is submitted by Quinton Parish Council, who is the qualifying body as defined by the Localism Act 2011.

The Neighbourhood Area

- 1.5. The QNDP applies to the Parish of Quinton which is within Stratford-on-Avon District. In accordance with Part 2 of the Regulations, SDC, as the local planning authority, publicised the Neighbourhood Area application from Quinton Parish Council to designate their Parish for the purposes of producing a NDP and advertised it accordingly for the statutory period of 6 weeks.
- 1.6. The application was approved by the Cabinet of SDC on 19 January 2015 and consequently the Parish of Quinton was designated as a Neighbourhood Area.
- 1.7. Quinton Parish Council confirms that the QNDP:
 - Relates only to the Parish of Quinton and to no other Neighbourhood Area(s); and
 - Is the only NDP within the designated area and no other NDP exists nor is in development for part or all of the designated area.



Quinton Neighbourhood Area

- 1.8. Quinton is a civil parish in the Stratford-on-Avon district of Warwickshire, England, about six miles south of Stratford-upon-Avon. The 2011 Census identified a Parish population of 2648. Consistent with the fact that there has been significant development since the Census, the data collected for the 2015 election shows an increase to 2854.
- 1.9. At the heart of the Parish is the ancient settlement of Quinton long divided into 2 villages of separate and distinct character: Upper Quinton and the larger Lower Quinton. At the edge of the Parish is the new and substantial development of Meon Vale part of which (the first 300 or so houses built between Wellington Avenue and the Campden Road B4632) falls within the Parish.
- 1.10. The remainder of the Parish consists of single farms and small hamlets. The B4632 flows through the Northwest part of the Parish providing a busy through road from and to Stratford upon Avon and Gloucestershire (including Chipping Campden and Broadway). It also provides access to Meon Vale. Otherwise, the remainder of the Parish is rural countryside with a quiet and peaceful character with views of undulating open fields and Meon Hill within the Cotswolds Area of Outstanding Natural Beauty (AONB). There is no large-scale business development within the Parish.
- 1.11. A substantial part of the Parish falls within the AONB including Meon Hill. The Parish is crossed by many footpaths, including the Centenary Way, the Monarch's Way and the Heart of England Way.

Plan Period

- 1.12. The QNDP states that the period it relates to is from 2011 until 2031. The period has been chosen to align with the dates of the District Council's Core Strategy.

2. National Planning Policy Framework

- 2.1. The QNDP must have appropriate regard to national policy. The following section describes how the QNDP relates to the National Planning Policy Framework (NPPF) July 2021.

Sustainable Development

- 2.2. The central theme throughout the NPPF is the presumption in favour of sustainable development. In this context sustainable development is broadly defined internationally as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
- 2.3. 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, beautiful and safe built environment places, 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 protect and enhance our natural, built and historic environment; including making effective use of land, help 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.
- 2.4. Paragraph 9 of NPPF gives clear advice on how plans should contribute to these sustainability objectives:

“Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.”

- 2.5. Paragraph 13 states the role of neighbourhood plans in attaining sustainable development:

“Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct

development that is outside of these strategic policies.”

2.6. Footnote 18 to paragraph 29 notes that:

“Neighbourhood plans must be in general conformity with the strategic policies contained in any development plan that covers their area.”

2.7. In addition to contributing to the district’s strategic development plan, Paragraph 69 adds that:

“Neighbourhood planning groups should also give particular consideration to the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 69a) suitable for housing in their areas.”

2.8. Neighbourhood Plans can do more than just support or facilitate development. They also have a part to play in meeting other sustainability objectives of the NPPF. The NPPF chapters to which Quinton’s plan contributes are:

- Delivering a sufficient supply of homes;
- Building a strong, competitive economy;
- Promoting healthy and safe communities;
- Promoting sustainable transport;
- Making effective use of land;
- Achieving well-designed places;
- Protecting Green Belt Land(in Quinton’s case: Local Green Spaces);
- Meeting the challenge of climate change, flooding and coastal change;
- Conserving and enhancing the natural environment; and
- Conserving and enhancing the historic environment.

2.9. The tables below summarises how QNDP policies contribute to the sustainability objectives of NPPF:

Achieving sustainable development

Policy HO.1 supports development in the Built-up Area Boundary (BUAB) through new build, converting, extending or redeveloping existing underused buildings. Supports limited development supports local needs housing, self-build and custom-built development beyond but adjacent to the BUAB. To mitigate the effects of climate change, it requires sustainable drainage systems and supports the provision of electric vehicle charging points and renewable energy.

Policy HO.3 requires new development to include adequate parking within the site’s curtilage, safe access and egress to the highway as well as sustainable drainage systems.

Policy HD.1 requires new development to take account of landform, layout, building orientation, massing, and landscaping to minimise energy consumption and demonstrate incorporation of water efficiency and water re-use measures.

Policy NE.3 aims to minimise light pollution by avoiding obtrusive external property lighting.

Policy NE.4 and NE.5 seeks to protect, enhance and/or restore habitat biodiversity and reinforce the existing ecological harmony between development and local wildlife, including

wild fowl and aquatic wildlife.

Policy INF.1 seeks sustainable development by reducing flood risk.

Policy INF.2 encourages 'domestic grey water recycling' and seeks to ensure that sufficient capacity exists within the system to accommodate foul water drainage.

Policy INF.3 seeks to ensure that new developments provide for safe access to existing walking and/or cycling routes, existing ones are protected and/or improved and supports the creation of new ones.

Plan making

Policy HO.2 safeguards land on the east side of Goose Lane as a Reserve Housing Site, with the potential for future residential development of up to 30 dwellings.

Policy HO.3 supports limited infilling within the Built-up Area Boundary.

Policy HO.4 requires developers to consider the provision of affordable homes to reflect the needs identified in the local Housing Needs survey.

Delivering a sufficient supply of homes

Quinton is a Category 1 village. Category 1 villages are required to allocate approximately 450 homes in total, of which no more than around 25% should be provided in an individual settlement. This would mean approximately 112.5 per village. Within the Plan period, 129 dwellings have been or are being built in the Neighbourhood Area:

- 30 new homes at Swithin's Wood on farmland at the western end of Lower Quinton,
- 44 homes on farmland just east of Goose Lane
- 55 Park Homes for the over 50's age group at Marston Edge.

Policy HO.2 safeguards land on the east side of Goose Lane as a Reserve Housing Site, with the potential for future residential development of up to 30 dwellings.

Policy HO.3 supports limited infilling within the Built-up Area Boundary

Policy HO.4 requires developers to consider the provision of affordable homes to reflect the needs identified in the local Housing Needs survey.

Building a strong, competitive economy

Not directly addressed in this Plan but the economic benefits of new housing will help to sustain local jobs and supply chains during the construction process and post construction, local facilities and services will be use by future occupiers for the lifetime of the development.

Promoting healthy and safe communities

Policy INF.2 seeks to ensure that new developments provide for safe access to existing walking and/or cycling routes and existing ones are protected.

Policy NE.1 designates 15 Local Green Spaces, which are of particular importance to the local community.

Promoting sustainable transport

Policy HO.1 supports the provision of electric vehicle charging points within new developments.

Policy HO.3 requires new development to include adequate parking within the site's curtilage and safe access and egress to the highway.

Policy INF.3 seeks to ensure that new developments provide for safe access to existing walking, bridleways and/or cycling routes, to protect and/or improve existing ones and supports the creation of new ones.

Making effective use of land

Policy HO.1 supports development in the Built-up Area Boundary (BUAB) through new build, converting, extending or redeveloping existing underused buildings. It supports limited development beyond but adjacent to the BUAB for local needs housing, self-build and custom-built development.

Policy HO.2 safeguards land on the east side of Goose Lane as a Reserve Housing Site, with the potential for future residential development of up to 30 dwellings.

Policy HO.3 supports limited infilling within the Built-up Area Boundary.

Achieving well-designed places

Policy HO.1 To mitigate the effects of climate change, it supports the provision of electric vehicle charging points and renewable energy.

Policies HO.1 and HO.3 seek to ensure new development have sustainable drainage systems.

Policy HD.1 requires new development to take account of landform, layout, building orientation, massing, and landscaping to minimise energy consumption and demonstrate incorporation of water efficiency and water re-use measures. It also seeks to ensure that new developments respect the surrounding built form, historic character, heritage assets and landscape setting.

Protecting Green Belt land

The QNDP does not designate any land within the Green Belt and all policies respect national Green Belt policy.

Meeting the challenge of climate change, flooding and coastal change

Policy HO.1 To mitigate the effects of climate change, it supports the provision of electric vehicle charging points and renewable energy.

Policies HO.1 and HO.3 seek to ensure new development have sustainable drainage systems.

Policy INF.1 seeks sustainable development by reducing flood risk.

Policy INF.2 encourages 'domestic grey water recycling' and seeks to ensure that sufficient capacity exists within the system to accommodate foul water drainage.

Conserving and enhancing the natural environment

Policy NE.2 identifies and seeks to safeguard seven valued landscapes and local vistas.

Policy NE.3 aims to protect the Neighbourhood Area's dark skies and minimise light pollution by avoiding obtrusive external property lighting.

Policies NE.4 and NE.5 seek to protect, enhance and/or restore habitat biodiversity and

reinforce the existing ecological harmony between development and local wildlife, including aquatic habitats.

Conserving and enhancing the historic environment

The Neighbourhood Area contains 23 listed buildings, areas of High Archaeological Sensitivity in the historic cores of Upper and Lower Quinton as well as numerous fields of ridge and furrow.

Policy HA.1 requires new developments to assess how they will impact any local heritage assets. It also requires proposals to take full account of known surface and sub-surface archaeology and ensure unknown and potentially significant deposits are identified and appropriately.

Policy HD.1 requires development proposals to take full account of the historic character and heritage assets within the Neighbourhood Plan Area and to its rural character and landscape setting.

2.10. The table below provides a matrix of the QNDP policies against the relevant paragraphs of the NPPF (2021):

Quinton Neighbourhood Plan Policy ref.	NPPF Paragraph ref.
Housing	
HO.1: Future Housing and Growth	8c, 11, 20b & d, 78, 79a, c & e, 107e, 112e, 154-158a, 166
HO.2: Reserve Site	14, 74
HO.3: Infill within the Built-up Area Boundary	11, 29, 110b, 124, 166
HO.4: Affordable Housing and Housing Stock Mix	20a, 34, 60-62

Housing Design and Layout	
HD.1: Design Principles	9, 20d, 28, 79b, 110b, 124a,d & e-132, 153, 189, 190, 194, 195, 199-204

Natural Environment	
NE.1: Local Green Spaces	101 - 103
NE.2 Valued Landscapes and Key Views	8c, 20d, 174a & b
NE.3 Dark Skies	8c, 185c
NE.4: Biodiversity	8c, 20d, 174a & d, 175, 179, 180c, 182
NE.5: Aquatic Habitat	8c, 20d, 174a & d, 175, 179, 180c, 182

Infrastructure	
INF.1: Flood Risk	8c, 20b & d, 152, 153, 159, 160 - 168
INF.2: Foul Water Drainage Mitigation	8c, 20b & d, 152, 153, 159, 160 - 168
INF.3: Footpaths, Cycleways and Bridleways	92a & c, 100, 104c, 106d, 112a

Heritage and Archaeological Assets	
HA.1 Heritage and Archaeological Assets	20d, 79b, 189, 190, 194, 195, 199-204

3. Delivering Sustainable Development

The key ways that the QNDP will contribute to the achievement of the NPPF's overarching objectives of sustainable developments are:

3.1. Social objective

- The QNDP supports new housing development within the Village Boundary and on brownfield sites. It also supports the principle of rural exception housing.
- It encourages a well-designed and safe environment which will ensure the village continues to evolve in accordance with villagers' wishes.
- It protects and enhances local green spaces, footpath, bridleways and valued landscapes which support the community's health, social and cultural well-being.

3.2. Environmental objective

- It seeks to protect, enhance and/or restore habitat biodiversity and reinforce the existing ecological harmony between development and local wildlife, including wild fowl and aquatic wildlife.
- It also seeks to minimise light pollution and protect the dark skies within the Neighbourhood Area
- It ensures development is undertaken with sensitivity and an awareness of their impact on the setting of the village's heritage assets surrounding landscape.
- It notes the impact of flooding in the locality (which appears to be partly related to climate change) and requires all developments to mitigate any future contribution to this by minimising off-site run-off and incorporating sustainable drainage systems.
- It encourages new developments to make effective use of renewable energy and resource recycling.

3.3 Economic objective

- There are no policies in the plan which specifically address employment or economic development in the Neighbourhood Area
- However, the economic benefits of new housing will help to sustain local jobs and supply chains during the construction process and post construction, local facilities and services will be use by future occupiers for the lifetime of the development

4. General Conformity with Strategic Local Policy

- 4.1. The QNDP has been prepared with regard to national policies set out in the NPPF as outlined above. It must also be in general conformity with strategic policies of the local Development Plan.
- 4.2. The Development Plan for the Neighbourhood Area is the Stratford-on-Avon District Core Strategy 2011-2031, adopted July 2016.
- 4.3. Paragraph 13 of NPPF declares that Neighbourhood Plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.
- 4.4. The QNDP supports the delivery of the strategic policies of the Core Strategy, and contains no conflicts with these policies.
- 4.5. The QNDP builds on, adapts or otherwise makes use of selected Core Strategy policies to suit the local environment and economy of Quinton.
- 4.6. The table below provides a matrix indicating the relationship between the QNDP policies and the SDC Core Strategy policies:

Quinton Neighbourhood Plan Policy ref.	SDC Core Strategy Policy ref.
Housing	
HO.1: Future Housing and Growth	CS.3, CS.4b, CS.8b&c, CS.9c, CS.15d, CS.16c&d, AS.10, CS.26b
HO.2: Reserve Site	CS.15d, CS.16c&d
HO.3: Infill within the Built-up Area Boundary	CS.4d, CS.9c, CS.15c, CS.26c, AS.10
HO.4: Affordable Housing and Housing Stock Mix	CS.18

Housing Design and Layout	
HD.1: Design Principles	CS.2, CS.3, CS.4c, CS.5, CS.8, CS.9, CS.11, AS.10

Natural Environment	
NE.1: Local Green Spaces	CS.5, CS.6, CS.25
NE.2 Valued Landscapes and Key Views	CS.5b, CS.6, CS.7, CS.9, CS.15
NE.3 Dark Skies	CS.9, CS.11
NE.4: Biodiversity	CS.5, CS.6, CS.7
NE.5: Aquatic Habitat	CS 4c, CS.5, CS.6, CS.7

Infrastructure	
INF.1: Flood Risk	CS.2a, CS.4, CS.9b.5
INF.2: Foul Water Drainage Mitigation	CS.2a, CS.4b&d, CS.9b.5
INF.3: Footpaths, Cycleways and Bridleways	CS.2a, CS.9b.4&6, CS26.b.5

Heritage and Archaeological Assets	
HA.1 Heritage and Archaeological Assets	CS.5a, CS.8, CS.9, AS.10

5. European Union Obligations

Strategic Environmental Assessment

- 5.1. A revised Strategic Environmental Assessment (SEA) screening exercise was undertaken by Lepus on behalf of Stratford-on-Avon District Council (SDC) in between January and April 2021.
- 5.2. The screening exercise involved consultation with the statutory environmental bodies (Historic England, Natural England and the Environment Agency).
- 5.3. All three bodies have returned consultations and it was confirmed by SDC in a letter dated 28 April 2021 that a Strategic Environmental Assessment (SEA) is not required in respect of the QNDP.

Habitat Regulations Assessment

- 5.4. It is considered that a Habitat Regulations Assessment (HRA) would not be required as long as the Neighbourhood Plan makes reference to or includes a link to the SDC Core Strategy's HRA. The Plan was also screened out of the HRA process by Lepus.
- 5.5. It is considered that an Environmental Impact Assessment would not be required as the Neighbourhood Plan does not propose any projects which fall under the criteria set out in either Annex I or Annex II of the EIA Directive.

Human Rights

- 5.6. The QNDP has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act 1998.