



Quinton

Neighbourhood Development Plan

2011 – 2031

17th December 2021

Submission Version

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1. INTRODUCTION

- 1.1. The Quinton Neighbourhood Development Plan (The Plan) has been developed on behalf of Quinton Parish Council (QPC) by a group of Quinton residents who volunteered to participate in the Neighbourhood Plan Steering Group (QSG).
- 1.2. The Plan sets out a vision and policies that have been formulated after evidence gathering and analysis between 2017 and 2020. This included a Neighbourhood Area-wide household survey, communication and consultation open days, independent planning assessments, public meetings, and research into existing documentation.
- 1.3. The Plan is based on the views and preferences of the Quinton community. The 2018 Neighbourhood Area-wide survey had a return of 413 (372 paper plus 41 online) from 1111 households.
- 1.4. The Plan identifies what facilities and services the people of the Neighbourhood Area want to be improved and how they believe the character of the Neighbourhood Area should be preserved. It recognises that the Neighbourhood Area must keep developing but that this should be in a managed and controlled way which reflects the wishes of the community. In this respect the Plan includes policies relating to housing, design, the natural environment, infrastructure, and heritage assets.
- 1.5. The Plan has also identified a reserve housing site and makes proposals on Local Green Spaces and valued landscapes/views.

2. THE ROLE OF THE NEIGHBOURHOOD DEVELOPMENT PLAN

- 2.1. Neighbourhood development plans are part of the land use planning process, established under the Localism Act 2011. Their aim is to give local people more say in the future of where they live.
- 2.2. After two stages of consultation, the adoption process requires examination by an independent Examiner and a Neighbourhood Area referendum. Once endorsed by the community at referendum and adopted, the Plan will become part of the statutory development plan for the local area, sitting alongside the Stratford-upon-Avon District Council (SDC) Core Strategy 2011 – 2031 (the Core Strategy). Planning applications for development in the Neighbourhood Area must then be determined in accordance with the made Neighbourhood Development Plan unless material considerations indicate otherwise.
- 2.3. The Plan gives residents a say in how the Neighbourhood Area should evolve up to 2031 and in planning and development over that period. Without it, the local community will have less influence over any development which takes place within the Neighbourhood Area. The Plan can help to:
 - Set out where new homes and other developments may be built.
 - Influence the type and design of development.
 - Identify and protect important local assets and green spaces and landscapes.
 - Help identify the facilities and services essential to a growing community.
- 2.4. The Plan has been prepared to be in general conformity with the Core Strategy and follows its strategic policies.
- 2.5. SDC must be able to demonstrate a sufficient 5-year housing supply. If this cannot be demonstrated, i.e., that enough houses are not being built, then relevant policies in the Core Strategy and the Neighbourhood Plan will be deemed 'out-of-date' and under the provisions of the National Planning Policy Framework (NPPF) paragraph 11, the presumption in favour of sustainable development would apply.
- 2.6. A Neighbourhood Area with a 'made' Neighbourhood Development Plan which plans positively towards development puts itself in a stronger position in dealing with speculative development which could otherwise be difficult to resist if it did not have a Neighbourhood Development Plan.
- 2.7. The exact number of houses allocated in the Neighbourhood Development Plan will depend on how many can be accommodated in a sustainable way.

2.8. The Core Strategy is subject to a cyclical review (usually every 5 years). It is therefore important to ensure that a review of the Neighbourhood Development Plan takes place at similar intervals. This will also ensure that the Plan is up to date with national planning policy.

Work has also commenced on the South Warwickshire Local Plan (SWLP) which will replace the strategic policies of the Core Strategy. Once the SWLP is adopted then the Plan will be reviewed as required.

2.9. The Plan is designed to allow the Neighbourhood Area to develop through thoughtful and sympathetic housing growth and development whilst contributing to the District's housing target and meeting the housing needs of the community. It also aims to achieve a balance between conserving Quinton's character such as valued landscapes and its heritage, and securing the necessary infrastructure needed to support development in the Neighbourhood Area.

2.10. The plan has been prepared to be in general conformity with the SDC Core Strategy. In accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004 (SEA Regulations), an SEA Screening Document was prepared on behalf of Stratford-on-Avon District Council to determine whether the Quinton Neighbourhood Development Plan should be subject to a Strategic Environmental Assessment (SEA).

It was determined that the NDP would not result in significant environmental effects in relation to criteria set out in the SEA Regulations or the Habitats and Species Regulations, and therefore did not require an SEA.

2.11. A Neighbourhood Plan must also have appropriate regard to national policy, including:

- The NPPF and related Planning Practice Guidance advice.
- The Cotswolds Area of Outstanding Natural Beauty Management Plan 2018-2023 (endorsed in the Core Strategy), which provides essential guidance as part of the Neighbourhood Area lies within the Cotswolds AONB (See Figure 1 – Extent of Cotswolds AONB).

2.12. The Plan is also required to meet the so called 'basic conditions' that are relevant to neighbourhood development plans. This Plan is accompanied by a basic conditions statement which sets out how the Plan meets the requirements of each basic condition and other legal tests.

2.13. The whole of the Parish of Quinton has been formally designated as the Neighbourhood Area through an application to, and approval from, Stratford-upon-Avon District Council. See Figure 2 - Quinton Neighbourhood Area and Appendix 5 – Letter of Designation from SDC.

2.14. This means that both the Parish and the Neighbourhood Area have the same boundary.

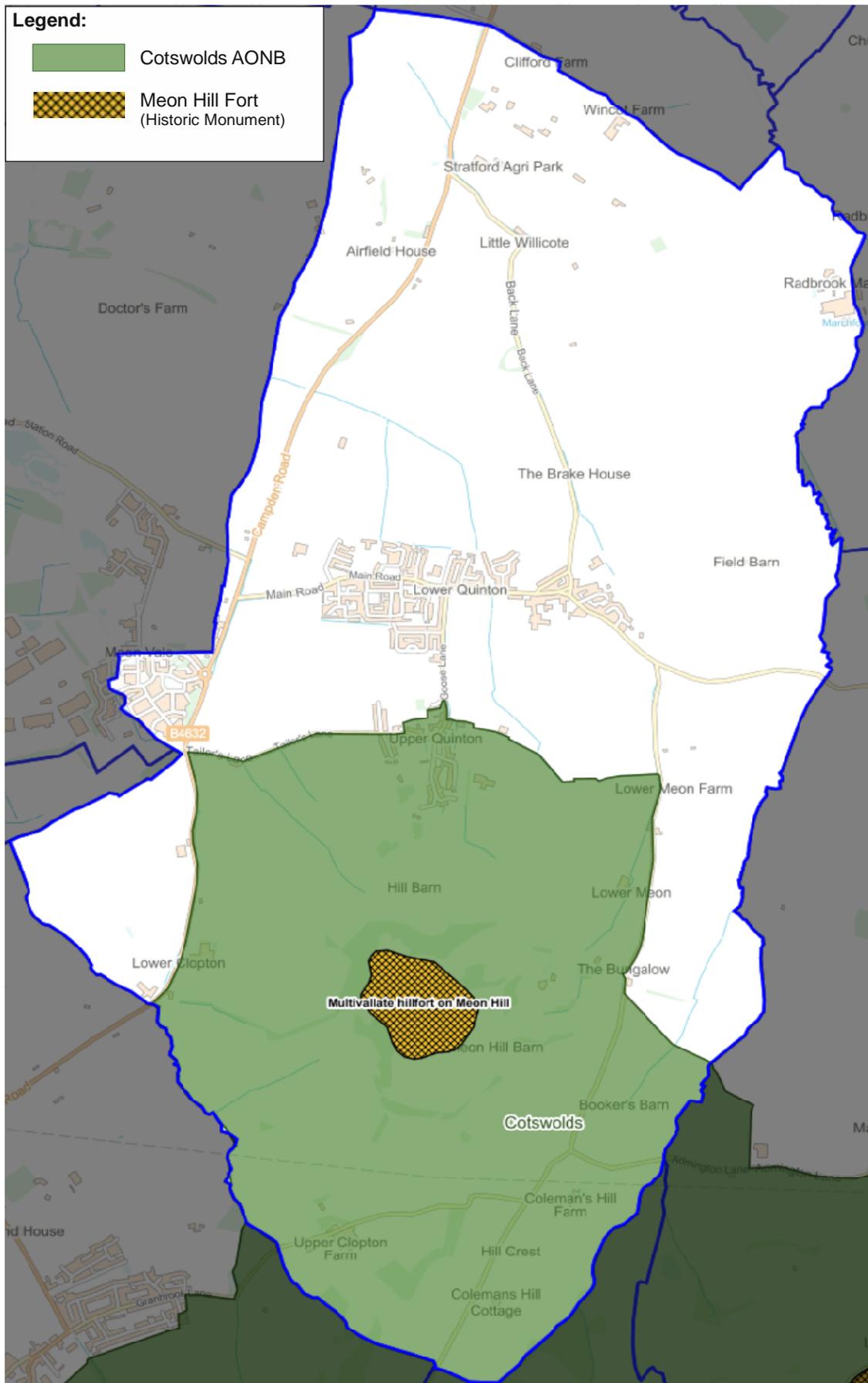


Figure 1 – Extent of Cotswolds AONB in Quinton Parish

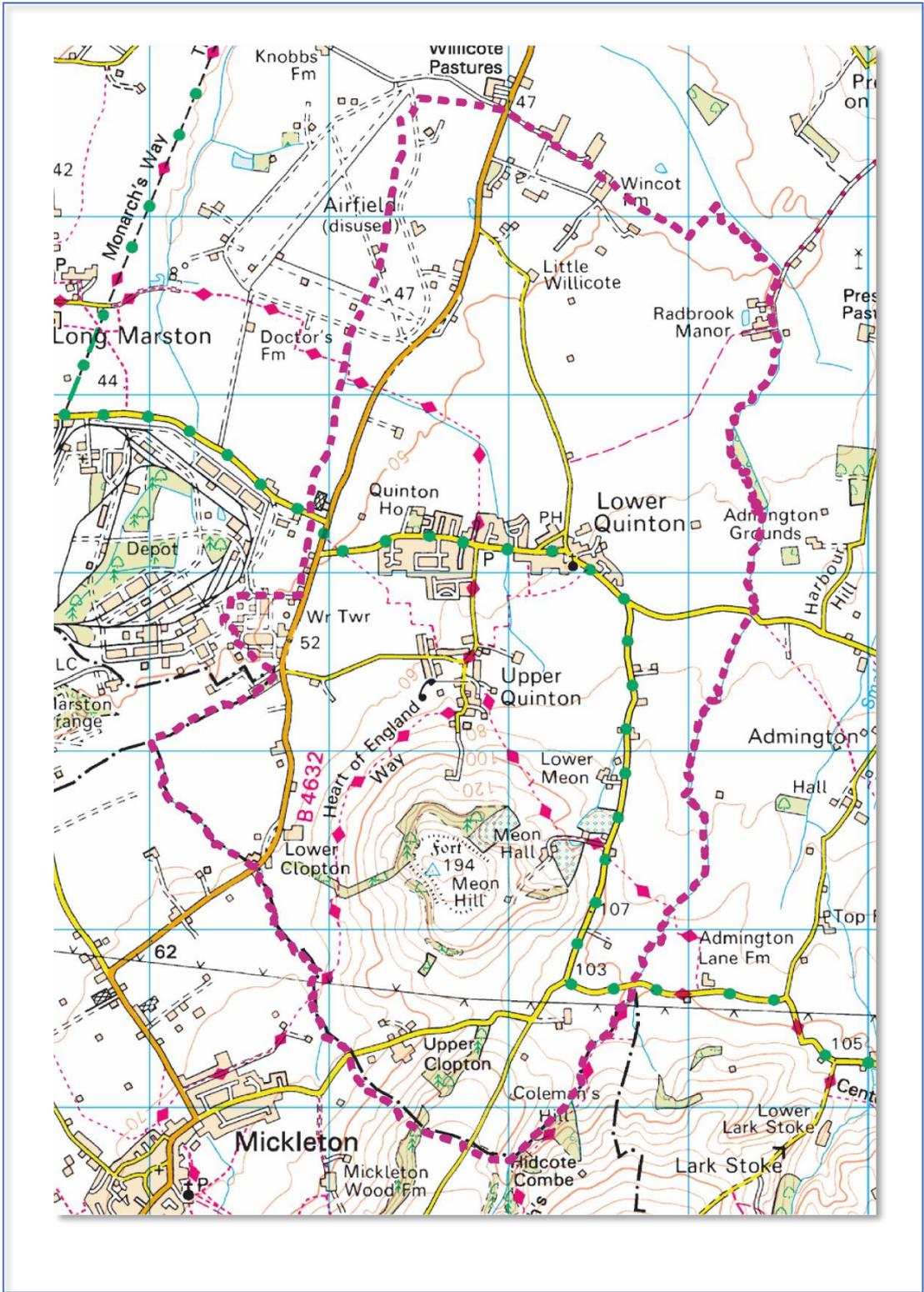


Figure 2 - Quinton Neighbourhood Area Boundary

3. THE PARISH AND VILLAGES OF QUINTON

3.1. Quinton Parish

- 3.2. 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 (See Appendix 1 - Map of Meon Vale). The remainder of the Parish consists of single farms and small hamlets.
- 3.3. 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) (see Figure 1 – Extent of Cotswolds AONB). There is no large-scale business development within the Parish.
- 3.4. A substantial part of the Parish falls within the AONB including Meon Hill which is described more fully in paragraph 3.19. The Parish is crossed by many footpaths, including the Centenary Way, the Monarch’s Way and the Heart of England Way. These are widely used and enjoyed by the many local and visiting walkers and other visitors who value the Parish’s scenic beauty and valued landscapes.

3.5. History

- 3.6. In AD 871 Egbert, King of Wessex, founded a nunnery at Polesworth near Birmingham. The Polesworth nunnery was granted an estate which we now know as Quinton. Edith, the daughter of Egbert established a second nunnery at Quinton and also built the original St Swithin’s church on the site of the existing church.
- 3.7. Both the Quintons are mentioned in the Domesday Book of 1086 where they are now called ‘Quenitune.’ After the Norman Conquest King William granted the rights to ‘Quenitune’ to Sir Robert Marmion, one of his knights.



Figure 3 - St Swithin's Church, Lower Quinton

- 3.8. St. Swithin's Church is Grade I listed and is exceptional in size for a village church with a spire of 126 feet. It is Norman in origin, although there is evidence of an earlier Saxon church. Later extensions, including the north side of the Chancel, are Gothic, with Elizabethan, Jacobean, Georgian and Victorian additions. The register dates from 1547.
- 3.9. There are 24 listed buildings in Upper and Lower Quinton, many of them clustered around the Church. The Manor House on Goose Lane is Elizabethan and is Grade II* listed. The original fifteenth century vicarage, now a private dwelling, still stands next to the Church. See section 6.5 for details of Heritage and Archaeological Assets.
- 3.10. After the Dissolution of the Monasteries in 1534, Henry VIII gave large parcels of land in Quinton to Magdalen College, Oxford. Two of these parcels, Henney's Farm and College Farm, the College continues to own and operate today. The pub in Quinton, the College Arms, takes its name from Magdalen College. The College remains the largest landowner in the Parish.
- 3.11. Up until World War II the Parish remained largely a rural farming community with a history going back 1000 years or more. However, in 1939 the Ministry of Defence established an army engineering depot close to the Campden Road using 200 acres of arable land. The additional accommodation required for its personnel was built in both Upper and Lower Quinton, thus significantly expanding both villages.

3.12. Quinton Today

- 3.13. 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. This data also shows age distribution, household and employment data for the Quinton election ward.
- 3.14. Lower Quinton is the main social hub for the Parish and surrounding villages with various active clubs and organized activities such as amateur dramatics, a Friday cinema night, 'Nosh and Natter' for senior citizens, a Toddlers club, Zumba classes and various other social activities. Situated within Lower Quinton are the Village Hall and playing fields as well as Meon Medical Centre, HK Stores and Post Office, Seaspray fish and chips, the Primary School and the College Arms pub. Lower Quinton is also the site for the Grade I listed St Swithin's church parts of which go back to Saxon times and whose spire dominates the views of the village and surrounding area.
- 3.15. Upper Quinton is now a separate settlement within the Parish with its own distinct character. It is largely residential dominated by a large village green and by Meon Hill. Much of Upper Quinton lies within the AONB. See Figure 1 – Extent of Cotswolds AONB .
- 3.16. That part of Meon Vale which lies within the Parish is entirely residential and began to be populated in 2011. Adjacent are shopping and leisure facilities which lie within the Marston Sicca Parish. Once further facilities within the overall Meon Vale development are built (including a primary school) then this part of the Parish will become increasingly more self-sufficient.
- 3.17. It should be noted that part of the planned 3500 houses to be built on the Long Marston airfield by CALA homes will fall within the Parish (probably many of the first 400 in Phase 1).

This part of the airfield development is not covered by this Plan but is covered by the provisions of the Core Strategy Proposal for the Long Marston Airfield and the Framework Masterplan Supplementary Planning Document.

3.18. Meon Hill



Figure 4 - Meon Hill as viewed from Back Lane, Lower Quinton

- 3.19. Together with St Swithin's Church, Meon Hill dominates the views of the Parish. It is the northernmost of the Cotswold Escarpment's eight outliers - hills which became separated from the mother ridge millennia ago. The Hill could rightly be called the gateway to the Cotswolds and falls within the AONB as does its neighbouring village of Upper Quinton. It is 636 feet high and, typically of the outliers, is chiefly wooded on its upper half while the lower slopes are grassed. Cows, sheep and crops occupy this lovely farmland, its ridge and furrow undulations marking its medieval heritage.
- 3.20. Meon Hill is notable for its flat top on which are the remains of what was an important Iron Age fort. Here one of the country's most important finds of Iron Age metalwork was discovered, demonstrating that the fort was an important stronghold. To this day no digging can take place anywhere on the Hill without an archaeological team first combing the site for further ancient finds.
- 3.21. Three important footpaths wind their way round the hill: The Heart of England Way climbs gently counter clockwise and the Monarch's Way and Centenary Way head off to the left towards Ilmington and Hidcote Gardens.

3.22. Quinton Parish Settlement Pattern and Character

- 3.23. The rural villages of Upper and Lower Quinton are centred around their historic cores with buildings from different periods of its evolution from the Norman Church in Lower Quinton, through the Tudor, Queen Anne and Georgian and Victorian periods illustrating the villages' natural development over time.

Many houses are detached dwellings, and some are part of short terraces or mews arrangement. The villages have a low urban density with the older parts of the villages having an informal scattered settlement pattern reflecting its organic growth and development over the centuries. More recent developments over the past eighty years have a more regimented formation.

Both villages enjoy open green spaces, many areas enjoying deep grass verges, wide pavements and/or houses set back from the road with front gardens that create a natural green screening from the road and a sense of rural openness. Open spaces exist between buildings or blocks of buildings, creating a good balance between the green spaces and the built environment.

- 3.24. Over the years the Parish has settled largely in the villages of Upper and Lower Quinton which have a history dating back to the 10th century. The remainder has been left to develop as farmland dotted here and there with farmhouses and farm buildings. The land in the north is flat providing fine views of Meon Hill and the Cotswold ridge in the south, on the slopes of which sheep and cows graze. In the last 10 years a large housing development (Meon Vale) has emerged on the northwest edge of the Parish adjacent to the B4632.
- 3.25. The settlement pattern of the two villages of Upper and Lower Quinton are distinct.
- 3.26. Upper Quinton is more centric in shape with the earlier houses mostly clustered around the large village green, and spread along Goose Lane, Hill Lane and Taylors Lane (see Figure 5). These houses, mostly detached, have a more informal, scattered arrangement with more recent 20th century cul-de-sac developments at the edges of this nucleus.



Figure 5 - Upper Quinton Green and character

3.27. In Lower Quinton the more historic houses are clustered around the church, the village green near the College Arms pub, and along Friday Street and the Main Road with a similar centric pattern as Upper Quinton and with a similar informal, scattered arrangement (see Figure 6). There is a natural break of open fields between the more historic part of the village ending at College Farm and the more recent parts of the village which are predominantly 20th and 21st Century housing.



Figure 6 - Character cottages in Lower Quinton

3.28. This younger part of Lower Quinton is made up mostly of housing that was built to accommodate the soldiers who worked at the Long Marston MOD depot and airfield. This has contributed to the gradual spread of housing over the years and the majority of the housing is either in a cul-de-sac or back to back garden arrangements and has grown along the main arterial road, making the village as a whole more long and narrow in shape.

3.29. The houses and buildings in the villages are low level, ranging from one to two stories. The only high-level building is the imposing Grade I listed church in Lower Quinton which acts as the main focal point to the villages and is a landmark in the area (see Figure 3).

3.30. A characteristic of the housing settlements in the Quinton villages is its wide verges, which have helped to preserve an open character allowing for open views of sky and countryside even where the housing is most dense (see Figure 7). Both Upper and

Lower Quinton have preserved their village greens which again enhances the historic and rural character of these settings (see Figure 8). The newest development in Lower Quinton, which is in the heart of the village, incorporates a large green area which sets back the housing from the main road through the village.



Figure 7 - Examples of Quinton's wide verges

3.31. The villages' rural character is emphasised by the very dominant positions of the farm buildings that define the street scenes in both villages with the red brick or half-timbered architecture of the main structures and horizontal timber boarding of some of the barns and out-buildings.



Figure 8 - Village Green, Lower Quinton

4. THE VISION FOR QUINTON IN 2031

The Vision for Quinton is as follows:

- Quinton continues to be a desirable place to live and is thriving with a strong sense of community.
- Quinton remains an attractive and largely rural settlement set in beautiful Cotswold countryside characterised by historic buildings, open views and green spaces featuring the Cotswolds AONB and Meon Hill.
- New building or works to existing buildings reflect and complement the distinctive rural and historic character of the Quinton Area and the Quinton villages.
- The villages of Lower and Upper Quinton maintain their distinct character and remain physically separate.
- The heritage assets, landscape and green spaces of the Neighbourhood Area are conserved and protected including the open views within and into and out of the Quinton villages.
- Services and facilities are maintained and developed to ensure that future generations are attracted to live in Quinton and that the community is sustained.

This Vision sets a context for the Strategic Objectives and policies of the Quinton Plan.

5. QUINTON PLAN STRATEGIC OBJECTIVES

Strategic Objectives

- To provide sustainable housing growth which conserves and enhances the special character of the Neighbourhood Area and its villages and hamlets.
- To identify suitable potential reserve housing sites within the Neighbourhood Area
- To protect and reinforce the character and local distinctiveness of the Quinton Neighbourhood Area by ensuring new development is of high-quality architectural design and includes appropriate landscaping, considering the intrinsic and special value of its landscapes and historic built environment.
- To conserve and protect the various wildlife habitats across the Neighbourhood Area to ensure that a diverse range of flora and fauna continue to flourish
- To preserve and protect the rural character of the Neighbourhood Area and in particular the green spaces, landscapes, views, and skylines of the Neighbourhood Area that are valued by the community.
- To conserve and appropriately enhance the tranquillity and dark skies that are a characteristic of the Neighbourhood Area.
- To maintain, and where practicable, to improve the ability of the existing infrastructure to meet community needs and mitigate the adverse effects of inadequate existing infrastructure.
- To provide adequate infrastructure and services capacity to support future planned development.
- To maintain and protect the extensive network of footpaths and other public access routes within the Neighbourhood Area.
- To maintain, conserve and where possible, enhance the historic character and heritage assets of the Neighbourhood Area.
- To protect heritage assets and other sites of historic importance from harmful development so that they can be enjoyed by future generations.

6. POLICIES FOR QUINTON

6.1. HOUSING

Strategic Objectives

To provide sustainable housing growth which conserves and enhances the special character of the Neighbourhood Area and its villages and hamlets.

To identify suitable potential reserve sites within the Neighbourhood Area

POLICY HO.1: Future Housing and Growth

- Proposals for new dwellings within the built-up area boundary, as defined in Figure 9 will be supported in principle.
- All areas outside the built-up area boundary are classed as countryside. New dwellings within the countryside will be strictly controlled and limited to those exceptions defined in Policy AS.10 of the Core Strategy.
- These exceptions include Rural Exception Sites, replacement dwellings and dwellings that are essential for rural workers, development that would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets, the re-use of redundant or disused buildings which enhances immediate setting, the subdivision of an existing dwelling, or a new dwelling, the design of which is of exceptional quality.
- This policy does not apply to areas covered by the Core Strategy Proposal for the Long Marston airfield land and land covered by the Core Strategy Policy AS.11 Large Rural Brownfield Sites.
- It is recognised that self-build and custom housebuilding may be considered adjacent to built-up area boundaries as per the provisions of the Stratford on Avon Site Allocations Plan Policy SAP.7.
- Development proposals would be expected to include sustainable drainage systems and demonstrate adaptation to/mitigation of climate change such as the provision of electric vehicle charging points and the provision of renewable energy.

POLICY HO.2: Reserve Site

- The Plan safeguards land on the east side of Goose Lane (as shown at Figure 11) as a Reserve Housing Site, with the potential for future residential development of up to 30 dwellings. The safeguarded site will only be released during the plan period if it can be demonstrated through the submission of evidence that there is an identified housing need for its early release having regard to the criteria in Policy CS.16 of the Core Strategy 2011-2031.
- An updated landscape sensitivity assessment should be provided as part of any future planning application for the reserves site. This assessment should pay specific attention to the proximity of the AONB.

POLICY HO.3: Infill within the Built-up Area Boundary

Limited infilling within the Built-up Area Boundary will be supported where development:

- Contributes positively to the character of the villages;
- Is modest and in proportion to the size of the site and designed to respect the context and amenity of neighbouring properties as well as the context of the surrounding area;
- Provides a suitable and safe means of access and egress to the highway; and provides adequate parking provision within its curtilage.
- Utilises appropriate Sustainable Drainage Systems (SuDS) to manage surface water drainage.

POLICY HO.4: Affordable Housing and Housing Stock Mix

- Proposals for new dwellings should take account of the preferences indicated by residents including for small development and for 2/3 bedroom houses and bungalows.
- Proposed developments should also consider the provision of affordable homes to reflect the needs identified in the local Housing Needs survey.
- Proposed developments should also be in conformity with the requirements of the Government's 'First Homes' policy.

Reference Documents

- National Planning Policy Framework (June 2019) paragraphs 8b, 9, 105, 108b, 122d & e, 124 - 128
- Stratford-on-Avon District Core Strategy 2011-2031 (2016): Policies CS.9b, CS.15d & requirements, CS.16c & d, CS.26c, AS.10
- Stratford-on-Avon District Site Allocation Plan: Preferred Options Consultation (October 2020): Policies SAP.1 – 4 & 7, Section 8 Part A & Part C
- Stratford-on-Avon District Strategic Housing Land Availability Assessment (SHLAA) April 2020
- Quinton Parish Neighbourhood Plan Residents Survey (2018), Questions 7-13
- Quinton Neighbourhood Area Housing Needs Survey (2019)
- White Consultants (2012) Landscape Sensitivity Assessment of Local Service Villages (Oxhill – Salford Priors)

Explanation

6.1.1. The Quinton Neighbourhood Area is outlined on the map in Figure 2 - Quinton Neighbourhood Area Boundary, by the pink dotted line. Adjacent to the area boundary a significant amount of housing is either under development or planned with the associated impacts on local infrastructure and facilities as detailed in 6.1.2, 6.1.3 and 6.1.4.

6.1.2. Meon Vale has around 500 homes built and occupied, and Long Marston Airfield has 400 homes with outline planning permission and reserved matters approved, plus a planning application submitted for a further 3100.

Construction has now started at Long Marston Airfield.

6.1.3. A further 364 houses now has reserved matters approved with Wychavon District Council for a site on the south west boundary of the Neighbourhood Area with access from the B4632 Campden Road.

6.1.4. Marston Edge which straddles the Quinton and Marston Sicca Neighbourhood Areas has been developed for approx. 55 Park Homes for the over 50's age group.

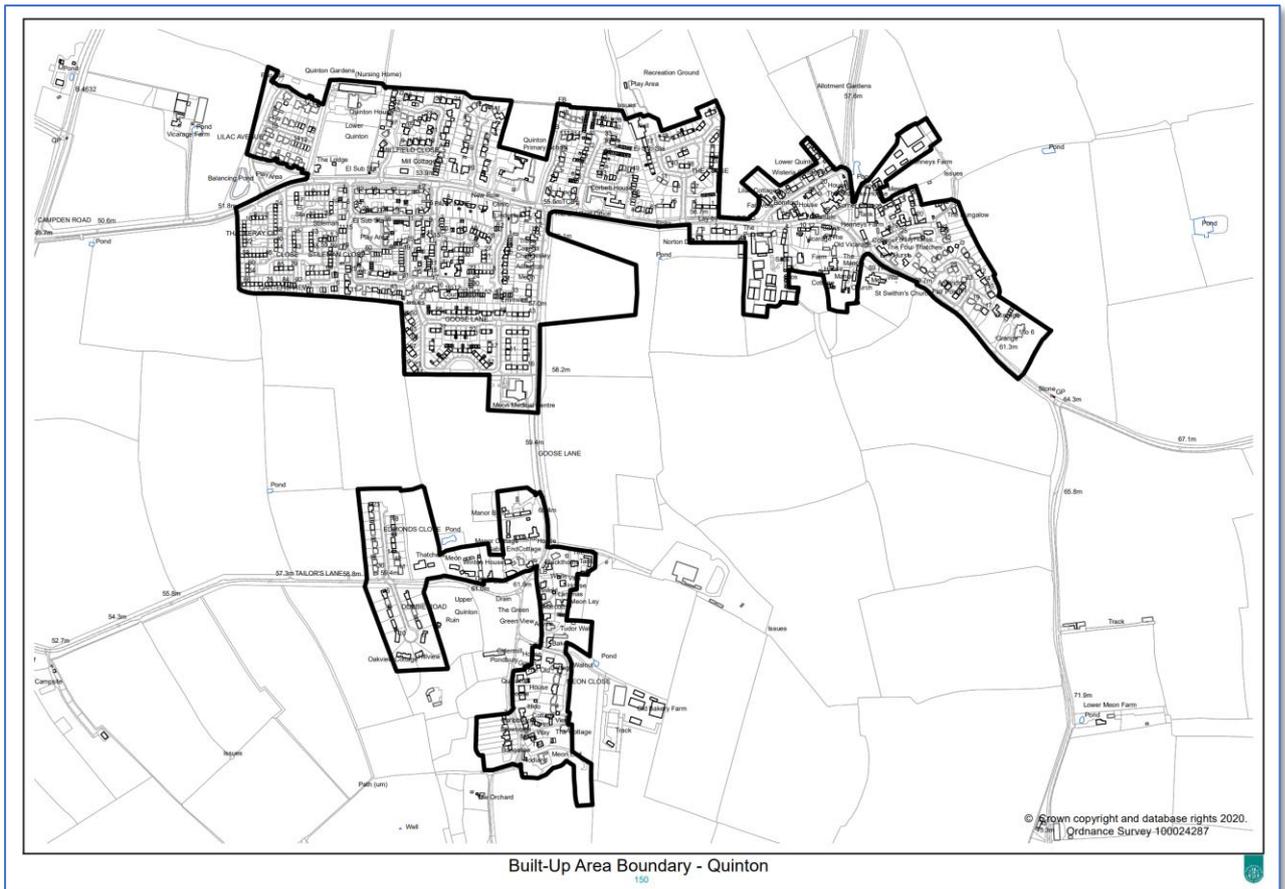


Figure 9 - Built Up Area Boundary - Quinton

Background

- 6.1.5. It should be noted that the new and large developments in and around Meon Vale (around 1100 homes) and Long Marston Garden Village (around 3500 homes) are strategic developments which fall outside the allocation of housing requirements for the Quinton Neighbourhood Area.
- 6.1.6. Prior to the building of Long Marston airfield, the MOD Long Marston depot and their associated accommodation, most of the area was farmland with historic Quinton being centred around the Colledge Arms and St Swithin's Church area.
- 6.1.7. The building of the army depot and airfield required housing to be built for Officers in Upper Quinton with the ranks being housed in Lower Quinton, some of the latter being replaced at a later date with the development on the south side of Main Road towards the west of Lower Quinton and generally referred to as The Fordway development. This was a significant rebuilding of housing which followed around 40 new houses being built on the north side of Main Road near to Quinton House in the 2001 period.
- 6.1.8. Whilst some infill housing has taken place, the next and most recent large-scale developments have seen 30 new homes built at Swithin's Wood on farmland at the western end of Lower Quinton and at the time of writing, 44 homes also being built on farmland just east of Goose Lane.
- 6.1.9. The Neighbourhood Plan Survey 2018**
- 6.1.10. 2222 survey forms (2 per household) were delivered to residents and 413 were received by SDC.
- 6.1.11. In answer to the overall question of any further housing development: 91% of respondents felt that one large development (more than 20 houses) in the future would not be suitable and 75% felt the same way about medium sized developments (10-15 houses).
- 6.1.12. Respondents were keener about a mixture of small and medium developments with 66% saying they would be very suitable and 25% quite suitable. 84% answered very or quite suitable for small developments (fewer than 10 houses) and 71% answered the same way for a mixture of small and medium developments.
- 6.1.13. Given a list of types of new property, respondents were asked to rate how important they were to them. Three types were more important than others with 77% of respondents saying two-bedroom homes were very or quite important. 75% answered the same way for both three-bedroomed homes and bungalows.
Also:
- 6.1.14. 36% of respondents rated affordable housing as very important and 33% quite important.

- 6.1.15. Flats with 76% and maisonettes with 73% were recorded as not important to respondents. 62% rated four or more bedroom properties as not important.
- 6.1.16. During 2018 and 2019, 74 new properties have or are being constructed on two large developments in the village. In February 2019, one site, Swithin's Wood on the western edge of Lower Quinton was complete and occupied, utilises a common gas storage facility and has fibre to the premises broadband whilst the other, Quinton Fields, is due to be completed in 2021. Both have resulted in the loss of agricultural land.
- 6.1.17. Both developments were approved before SDC had their Core Strategy approved. Quinton Fields receiving Outline Planning Permission on 08/09/2015 and Swithin's Wood on 24/03/2016 whilst the Core Strategy, covering the period 2011 – 2031, was adopted on 11/07/2016.
- 6.1.18. Within the Core Strategy, Quinton is included in Local Service Village (LSV) 1 along with Bishop's Itchington, Harbury, Tiddington and Long Itchington approximately 450 homes in total, of which around no more than around 25% should be provided in any individual settlement.

Quinton has planned positively for future growth and by the end of 2020 based on those already committed or built, we believe that Quinton will have met its 25% target and contributed 110 homes.

- 6.1.19. Also as a result of two approved planning applications, around 55 park homes are being built within the Neighbourhood Area for the Over 50's with no conditions made regarding occupancy allowing unrestricted all year-round occupancy. The granting of unrestricted occupancy by SDC has been challenged by the Parish Councils of both Marston Sicca and Quinton. This has resulted in a significant number of additional residential properties in the Neighbourhood Area as yet unaccounted for in the Core Strategy LSV 1 numbers.

6.1.20. The Strategic Housing Land Availability Assessment (SHLAA)

- 6.1.21. During 2018, SDC commenced a consultation the purpose of which was to provide information on the deliverability of sites for potential development.
- 6.1.22. The SHLAA is about whether a site could be developed; not whether a site should be developed.
- 6.1.23. Draft SHLAA proposals were published in 2018 and these were further updated in 2019 and 2020 – see Figure 10. In the proposals 6 parcels of land were assessed as likely to be deliverable (shown in amber) and the remainder as undeliverable.

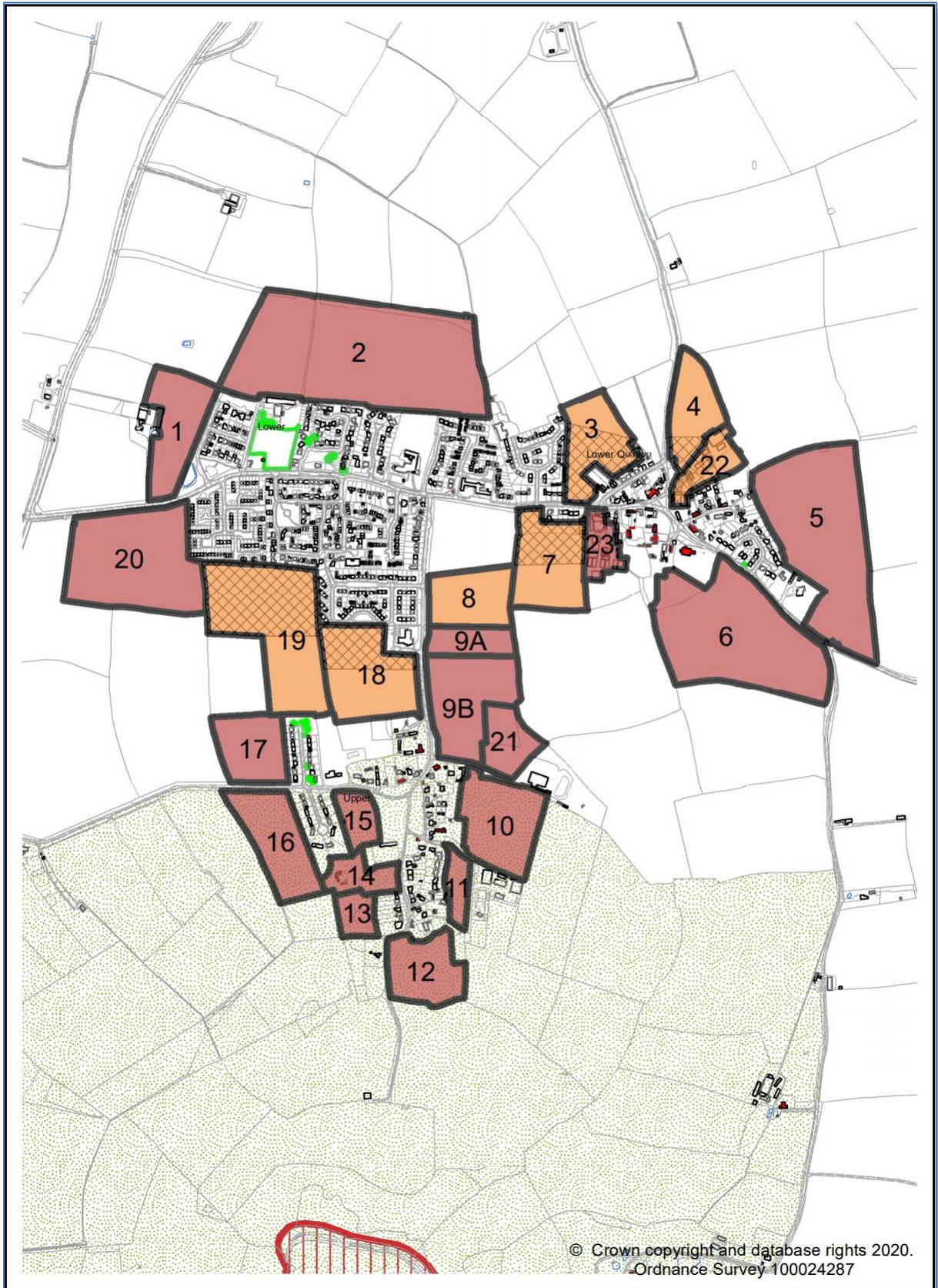


Figure 10 – SHLAA 2020 proposals

6.1.24. In October 2020, SDC issued a Site Allocation Plan (SAP) for consultation. The SAP contains preferred options for reserve sites i.e., those that are seen as potential sites to be brought forward for possible housing development should SDC require them to meet the 5-year housing requirement. Each of the four sites also had an indicative number of houses.

6.1.25. The SAP also contains the BUAB for Quinton and this BUAB is used for the purposes of this Plan.

6.1.26. In relation to the SAP the Quinton Plan takes account of the fact that 82% of respondents to the residents survey do not want to see future housing built outside the BUAB.

6.1.27. The Quinton Plan also takes account of the positive role that Neighbourhood Development Plans are intended to play in the assessment of future housing development by SDC and this includes reserve sites.

6.1.28. Future Housing Development

6.1.29. The Neighbourhood Plan Survey showed strongly that respondents want any further housing to be in small numbers within the BUAB.

6.1.30. A second open day presentation was held during April 2019 when around 90 people attended, in order to view and discuss draft proposals on housing, the protection of green spaces, landscape and views. They were asked to leave comments on post-it notes. The comments on housing indicated that a substantial majority of attendees did not favour additional housing development and other comments related to the need for affordable housing and bungalows.

6.1.31. Residents were also made aware of the requirement for reserve housing sites in the District as part of the need for SADC to meet its Five-Year Housing Supply (5YHLS) target.

6.1.32. The Parish Council decided to safeguard a reserve site that took account of residents' views and which was as far as possible consistent with the Vision and Strategic Objectives of the Plan.

6.1.33. The Parish Council reviewed the potential housing sites adjacent to the BUAB that were identified as potentially deliverable by SDC in the SHLAA 2019 proposals. These proposals were further updated in 2020 – See Figure 10. The potentially deliverable sites are shown as amber. The Council considered each site in relation to the objectives of the Plan using information provided in the SHLAA and in the 2018 survey of residents. The Council also considered the views of the landowner and agent (Magdalen College and Savills) which had emerged during discussions with them.

6.1.34. The Parish Council agreed that one site on Goose Lane should be safeguarded within the Plan as a Reserve Housing Site in accordance with Policy HO.2. This Goose Lane site is shown in Figure 11. This site has already been proposed by SDC

as part of the SAP consultation process in 2020 and has been supported by the Parish Council as part of that consultation. It is owned by Magdalen College and in discussions with their agent it is understood that this would be their preferred site for further development should a reserve site be required in Quinton by SDC. The indicative number of houses estimated by SDC in the SAP is 30. It is a relatively small parcel of land adjacent to an existing development and the loss of this land would not materially affect the College's farming activities.

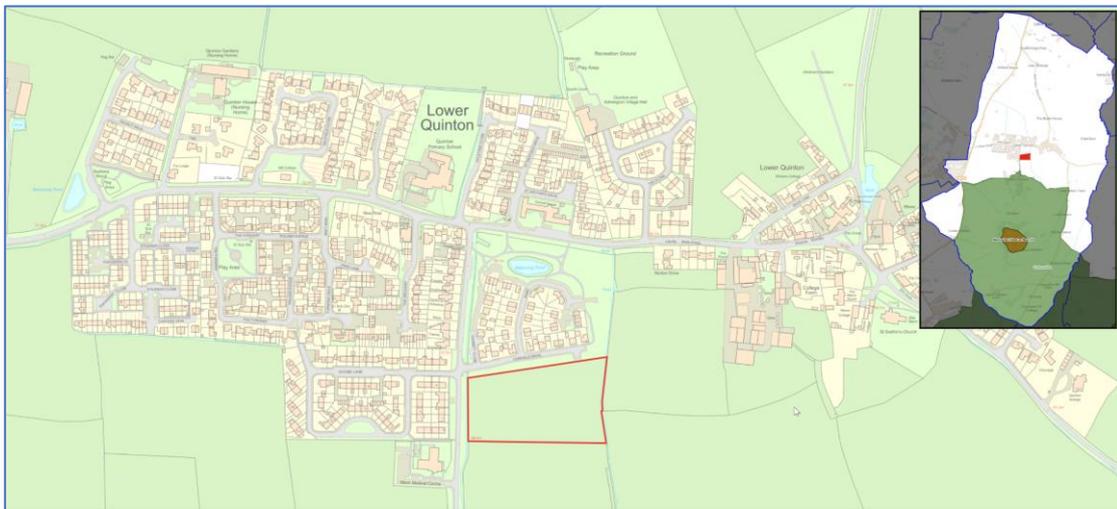


Figure 11 - Location of proposed reserve site in Goose Lane

6.1.35. This site is located approximately 200m north of the AONB. It needs to be acknowledged that development on this site would impact views of the church and of the AONB. It would also generate additional road traffic although the position of the site would allow for residents to walk to the school, the Post Office/Shop and to the Medical Centre.

6.1.36. A Landscape Sensitivity Study (White Consultants 2012) has determined the sensitivity of land to housing and commercial development around Lower Quinton. Reserve Site 8, for residential use, is located within zone 'Q01' which is identified as being at 'medium' sensitivity to housing development. According to the study, Q01 comprises "fields of arable land and pasture with ridge and furrow on the very gently undulating vale at the foot of Meon Hill which lies to the south".

6.1.37. The study further states that "housing development may be acceptable in the field east of Goose Lane, no further south than existing housing west of Goose Lane" on the condition that a hard semi-urban edge is avoided and instead edges are "well vegetated to ensure that the setting of the AONB is not affected and also so the older settlement pattern to the east is respected. This might be achieved with larger residential plots or a belt of woodland with public access". The inclusion of the reserve site at this location may have local landscape impacts, however, the landscape assessment evidence concludes that it is possible to

mitigate these impacts and those that might arise in association with the setting of Meon Hill and the AONB.

- 6.1.38. The Plan has not been required to do a formal assessment of this site as this has already been done by SDC within the SHLAA and the SAP and the site has been assessed as 'amber i.e., likely to be deliverable. It should be noted that this site is shown as Site D in the SAP Preferred Options document of October 2020 and as site 8 in the SHLAA 2020 proposals.
- 6.1.39. The Parish Council carefully considered all of the potential 'amber sites as identified in the SHLAA proposals and SAP preferred options against the Plan's Strategic Objectives. For the purposes of this Plan we have used the numbering of sites in the SHLAA (Figure 10).
- 6.1.40. Sites 4 and 22 are part of Henney's Farm owned by Magdalen College. The College has applied for permission for the erection of the single farmhouse on site 4 and also for the conversion of a listed barn and the erection of a single storey building on site 22. These proposals have been supported by the Parish Council. These sites are however considered unsuitable for further additional housing development when assessed against the Plan's strategic objectives. In summary this is a rural agricultural site providing open views including of skylines especially when entering the Parish from the North. It should be noted also that there is restricted road access to these sites as they are adjacent to the single track Back Lane which takes traffic to and from the main road through the Parish (B4632) and also onto Main Road past the Village Pond and Green. These sites are distant from the main village facilities thus encouraging car use.
- 6.1.41. Sites 3, and 7 in Figure 10 form part of College Farm also owned by Magdalen College. These sites are considered unsuitable for housing development as they would remove valuable agricultural land and facilities. Development of these sites would also conflict with the Plan's strategic objectives as they currently provide open green space in Lower Quinton enhancing the rural character of the village and preventing a continuous ribbon of housing along Main Road.
- 6.1.42. Sites 18 and 19 were shown as undeliverable in the SHLAA 2019 proposals but were then amended to amber (i.e., potentially deliverable) in the revised 2020 proposals. The SHLAA indicates the potential for a sizeable number of dwellings on these two sites which if built would enlarge significantly the BUAB of Lower Quinton and extend the building line southwards towards the AONB. There would also be the requirement for a new access road with the consequent impact on local traffic onto Goose Lane. The Parish Council reviewed the Plan's reserve site proposal in the light of this amendment to the SHLAA and concluded that Site 8 remained the preferred option compared to Sites 18 and 19 when judged against the views expressed by residents and the Plan's strategic objectives.

6.2. HOUSING DESIGN AND LAYOUT

Strategic Objective

To protect and reinforce the character and local distinctiveness of the Quinton Neighbourhood Area by ensuring new development is of high-quality architectural design and includes appropriate landscaping, considering the intrinsic and special value of its landscapes and historic built environment.

POLICY HD.1: Design Principles

- Development proposals should have regard to these design principles and the guidance set out in the Design Guide (see Appendix 4 – Design Guide)
- Development proposals should take full account of the historic character and heritage assets within the Neighbourhood Plan Area and to its rural character and landscape setting.
- Any new housing or works to existing houses should be sensitive to the setting, existing built form, neighbouring uses and landscape of the site and locality.
- Any new development should take account of landform, layout, building orientation, massing, and landscaping to minimise energy consumption.
- Developments should demonstrate that they are water efficient incorporating where possible innovative water efficiency and water re-use measures.

Reference Documents

- National Planning Policy Framework (June 2019) Paragraphs: 8b, 28, 71, 79e, 110, 118e, 124-128
- Stratford-on-Avon District Core Strategy 2011-2031 (2016): Policies CS. 8, CS.9, CS.11
- Stratford-on-Avon District Development Requirements SPD (2019)
- National Design Guide (2021)
- Cotswolds Area of Outstanding Natural Beauty Management Plan 2018 - 2023
- Quinton Neighbourhood Plan Residents Survey (2018), Questions 7-13.

Explanation

6.2.1. The Neighbourhood Plan Area has a unique and distinctive rural character in a beautiful, tranquil setting. It has a rich heritage of historic buildings which has evolved over the centuries, coupled with its enviable natural environment with

the dramatic backdrop of Meon Hill set in the AONB and surrounded by open agricultural fields with many still displaying the medieval ridge and furrow.



View over Lower Quinton from Meon Hill

- 6.2.2. There is a great desire to protect, preserve and enhance the existing character of the villages and the Neighbourhood Area as a whole for future generations and this was reflected in the 2018 Quinton Survey.
- 6.2.3. 82% of those surveyed did not want to see possible future housing built in the fields/land outside the proposed built-up area boundary for Lower and Upper Quinton.
- 6.2.4. 83% wished to see the preservation of the views of Meon Hill and the Area of Outstanding Natural Beauty.
- 6.2.5. 70% wanted the preservation of the existing identities of the individual villages and hamlets within the Neighbourhood Area

- 6.2.6. 84% wanted design that respects the size and appearance of the existing village.
- 6.2.7. In terms of guiding the design of new developments SDC have produced a Development Requirements Supplementary Planning Document (SPD). This document provides detailed guidance to developers on the interpretation of a range of Core Strategy policies and in particular CS.9 Design and Distinctiveness.
- 6.2.8. The SPD (A1) states that good design “should be a positive response to the local character, history and identity”.
- 6.2.9. It also states (A1) that an essential component of good design is the “sensitive treatment of historic buildings, spaces and landscapes”.
- 6.2.10. The key views into and out of the Neighbourhood Area are highlighted in section 6.3.11 of this plan. The houses and buildings in the villages are low level, the only high-level building is the magnificent Grade I listed church in Lower Quinton which acts as the main focal point to the villages and is a landmark in the area; this important feature needs to be considered in any future development within the Neighbourhood Area. Views from the villages into the countryside help bring the countryside into the villages and assist in maintaining Quinton's rural character and its connection to its rural setting.
- 6.2.11. This Plan complements the SPD by defining the Neighbourhood Area’s local identity (see Appendix 4 - Design Guide).

6.3. NATURAL ENVIRONMENT

Strategic Objective

To conserve and protect the various wildlife habitats across the Neighbourhood Area to ensure that a diverse range of flora and fauna continue to flourish

To ensure that all current and future Neighbourhood Area residents have green and open spaces of a suitable quality and quantity to appreciate and enjoy in order that the rural character of the Neighbourhood Area is protected and preserved.

To preserve and protect the green spaces, landscapes, views and skylines of the Neighbourhood Area that are valued by the community.

To conserve and appropriately enhance the tranquillity and dark skies that are a characteristic of the Neighbourhood Area.

POLICY NE.1: Local Green Spaces

This Plan designates the following areas of Local Green Space as defined at the following locations in the Neighbourhood Area (see Figure 12 and Figure 13).

1. Swithin's Wood: three parcels of green space within the development
2. Millfield Close Green: a small green with trees
3. Quinton Primary School: the playing field at the rear of the school
4. Neighbourhood Area playing fields: the large field and recreation area by the Village Hall.
5. Allotments off Back Lane: community allotments on Church land
6. St. Swithin's Church includes the graveyard and other land within the Church boundary.
7. Village green: the green areas between and around the College Arms and the Church
8. New green on Main Road: the green being developed as part of the new Bromford estate.
9. The Firs: a small green at the entry to the Firs housing area
10. Fordway: the green at the heart of the Fordway development
11. Goose Lane green: a triangular green area within the Goose Lane housing area
12. Thackery Close: a small green within the dense housing of this area
13. Upper Quinton: the large village greens at the heart of Upper Quinton
14. Upper Quinton: the orchard by Upper Quinton Green
15. Meon Vale: several parcels of green space within the Neighbourhood Area boundaries of this large development

Development that would harm the openness or special character of a Local Green Space or its significance and value to the local community will not be supported unless there are very special circumstances which outweigh the harm to the Local Green Space.

Development of flood resilience schemes within local green spaces will be supported provided the schemes do not adversely affect the primary function of the green space.

Reference Documents

- National Planning Policy Framework (June 2019): Paragraphs 96-101, 157
- Stratford-on-Avon District Core Strategy 2011-2031 (2016): Policies CS.5, CS.6, CS.9,

CS.25

- National Planning Practice Guidance: Open space, sports and recreation facilities, public rights of way and local green space (Mar 2014)
- Cotswolds District Council: Local Green Space Designation a Toolkit for Local Communities in Cotswold District (2014) (www.cotswold.gov.uk/media/ktklgauu/a-toolkit-for-communities-in-the-cotswold-district.pdf)
- Quinton Neighbourhood Plan Residents Survey (2018), Question 19

Explanation

- 6.3.1. The villages of Upper and Lower Quinton and Meon Vale are well endowed with green spaces which help to create a sense of spaciousness and tranquillity. These green spaces are also essential for recreational purposes, for adults and children alike.
- 6.3.2. The proposals on green spaces were shared with the community at the April 2019 open day and were supported by the majority of attendees.
- 6.3.3. 60% of respondents wish to see a full green space plan to manage the future needs of existing green spaces. Over 50% wanted more work to protect local wildlife habitats and the planting of more trees.
- 6.3.4. 83% wish to see the preservation of the views of Meon Hill and the AONB as much as possible.
- 6.3.5. Assessments of the proposed Local Green Spaces have been undertaken by an external consultant to ensure that they meet the criteria of paragraph 100 of the NPPF for designation. See Appendix 3 - Local Green Spaces: Details.



Area shown inset shows Upper and Lower Quinton BUAB location within the Neighbourhood Area.

Figure 12 – Proposed Green Spaces - Upper and Lower Quinton

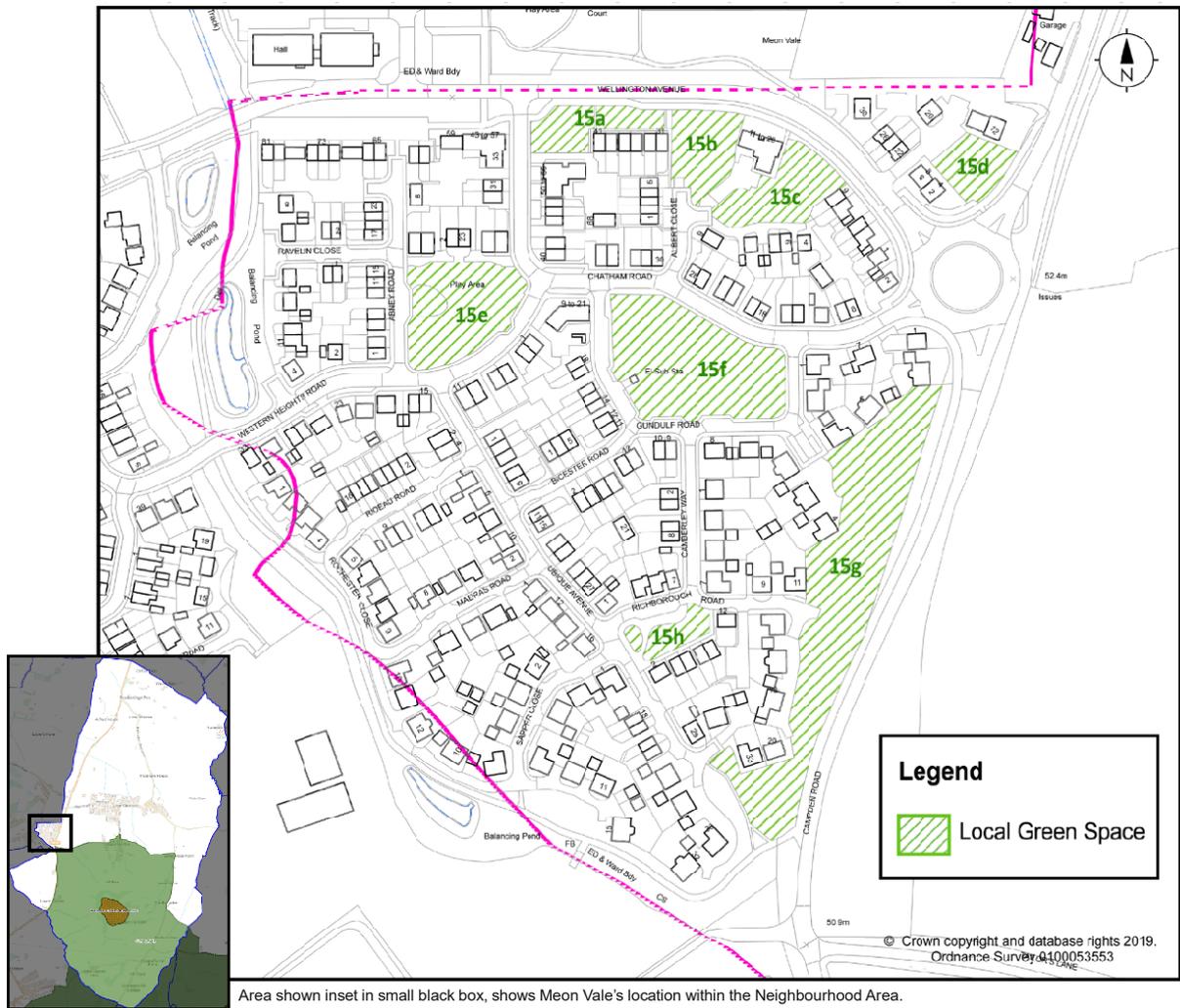


Figure 13 - Proposed Green Spaces - Meon Vale

POLICY NE.2 Valued Landscapes and Key Views

- Development proposals should ensure that any impacts on valued landscapes, and key views, are minimised, and mitigated especially where they relate to heritage assets, rising land, village approaches, settlement boundaries and to and from the AONB. See Figure 23 to identify valued landscapes and key views.
- In particular, proposals need to ensure conformity with the specific protections given to the AONB in national and district policies.

Reference documents

- National Planning Policy Framework (June 2019): Paragraphs 8c, 170a & b, 172
- Stratford-on-Avon District Core Strategy 2011-2031 (2016): Policies CS.5, CS.6, CS.7, CS.9, CS.11
- Government's guidance on the Guidance Natural Environment: Landscape (2019), Ministry of Housing, Communities & Local Government
<https://www.gov.uk/guidance/natural-environment#landscape>
- Planning Inspectorate Decision Letter for Appeal Reference: APP/J3720/W/17/3191627
- Quinton Neighbourhood Plan Residents Survey (2018), Question 21

Explanation

6.3.6. Quinton Neighbourhood Area is rural and largely agricultural. It features Meon Hill and its area of outstanding natural beauty. The Neighbourhood Area's setting is a tranquil, ancient landscape, now supporting a busy populace many of whom have lived here for many years and most of whom choose to live here for the beauty and peace of the surroundings. Dating back to Roman times and an established settlement by the Middle Ages, the landscape has many valuable features pointing to its venerable past. The following policies seek to protect this character and the ethos it creates.

6.3.7. The villages of Upper and Lower Quinton are distinct settlements within a rural, agricultural landscape. This flat landscape rises sharply into Meon Hill, an important landmark in the area with its distinctive flat top which hosts the ruins of an Iron Age fort. The hill lies at the northernmost fringes of the Cotswold Escarpment. Three important national footpaths crisscross the hill and provide panoramic views over the local villages and well beyond, into the Vale of Evesham. Meon Hill itself and most of Upper Quinton lie in the Cotswold Area of Outstanding Natural Beauty (AONB).

6.3.8. The AONB covers a significant part of the Neighbourhood Area – See Figure 1. It is a highly valued and important part of the Area's landscape and attracts

visitors throughout the year. Residents often cite it as one of the key reasons for moving to and remaining in the local area.

6.3.9. The views of Meon Hill, the Grade I listed church and its unusually tall spire and the rolling, sometimes ridge and furrow agricultural fields give Quinton Neighbourhood Area its essential character. The beauty and tranquillity of the landscape are highly valued, and this draws walkers and other visitors from far afield including those walking the Heart of England Way, Monarch’s Way and Centenary Way.

6.3.10. The panoramic views over Quinton Neighbourhood Area landscape illustrate their importance as an enhancement to the national footpaths and their contribution to the settings of the villages’ heritage assets, especially St. Swithin’s Church.

6.3.11. These valued landscapes and key views include:

ID	Symbol	Description
A		When approaching from Stratford upon Avon the countryside is flat fields thus enhancing the impact of the view the visitor or resident sees of the Grade I Church spire indicating the ancient settlement of Quinton under the escarpment.
B		Meon Hill is the first view the visitor or resident sees of the Cotswold AONB enhanced by the fact that the view of Meon Hill is largely uninterrupted by buildings.
C		Residents or visitors entering Quinton from the East see the connection to the countryside through these views of farmland and the AONB
D		The South-West flank of Meon Hill is seen through regular gaps in the hedgerows and farm buildings.
E		This high point affords a view of the Meon Hill flank and distant open views
F		The Church is seen across a typical Quinton countryside landscape.
G		View from Monarch’s Way on Meon Hill

Please see Figure 23 – Valued Landscapes and Key Views and photographs in Appendix 2 for reference.

POLICY NE.3 Dark Skies

- Development must respect the Neighbourhood Area's dark skies.
- Development should aim to minimise light pollution by avoiding obtrusive external property lighting.

Reference documents

- National Planning Policy Framework (June 2019): Paragraphs, 8c, 170d, 174d, 175a, 180c
- Stratford-on-Avon District Core Strategy 2011-2031 (2016): Policies CS.4, CS.9, CS.11, AS.10
- Guidance: Light pollution (Nov 2019), Ministry of Housing, Communities & Local Government (<https://www.gov.uk/guidance/light-pollution>)
- Cotswold Conservation Board Position Statement 'Tranquillity and Dark Sky Position Statement' 2010 Dark Skies & Artificial Light (Mar 2019) and Appendix A Night lights, and Appendix B ILP Guidance Notes For the reduction of Obtrusive Light and Appendix B CfDS Good Lighting Guide (<https://www.cotswoldsaonb.org.uk/our-landscape/position-statements-2/>)
- Cotswold AONB Management Plan (2018-2023): Policy CE5 Dark Skies
- Campaign for Rural England (CPRE) Dark Skies: Night Blight Maps <https://www.cpre.org.uk/what-we-care-about/nature-and-landscapes/dark-skies/>
- Quinton Neighbourhood Plan Residents Survey (2018), Q 18

Explanation

- 6.3.12. Between 1993 and 2000 light pollution across England increased by 24%. Today less than 10% of the population can enjoy a view of the Milky Way. It is essential that the dark skies which survive are protected from light pollution and wherever possible existing unnecessary sources of light pollution are removed.
- 6.3.13. Presently the Cotswold Area of Outstanding Natural Beauty has some of the lowest light pollution levels in the Midlands. This is under threat from the extensive development going on around it. To protect this fragile area of dark skies it is essential that all new lighting proposals in the Neighbourhood Area undergo stringent assessment.
- 6.3.14. The rural Neighbourhood Area of Quinton is an area of dark skies where stars, the planets and the moon are clearly visible at night and both humans and wildlife are protected from excessive light pollution.

- 6.3.15. In line with national, regional and local policy, these dark skies merit protection.
- 6.3.16. During the April 2019 open day, a Dark Skies map was presented to attendees, a significant number of which commented that they would be in support of these dark skies being preserved (see Figure 14 – Dark Skies Map).

England's Light Pollution and Dark Skies

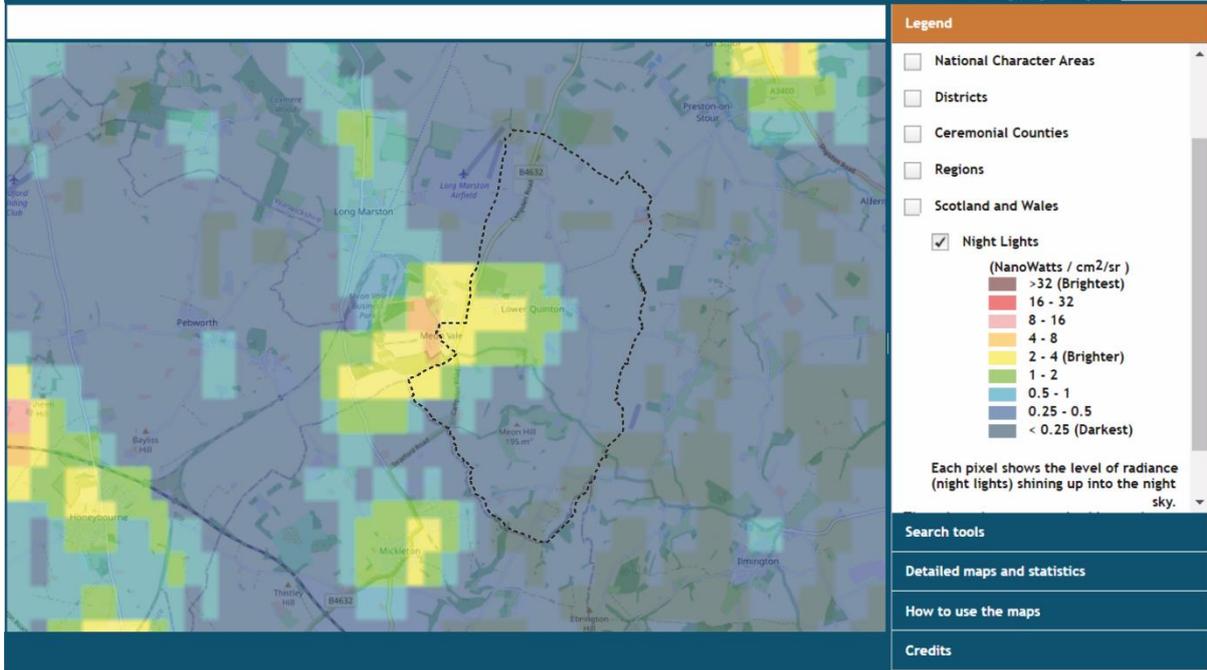


Figure 14 – Dark Skies Map.

(The black dotted line shows the Neighbourhood Area boundary.)

POLICY NE.4: Biodiversity

- Development will not be supported unless it protects, enhances and/or restores habitat biodiversity.
- Where necessary, development proposals will be expected to demonstrate that they:
 - Will provide a net gain in biodiversity where possible.
 - Protect or enhance biodiversity assets and secure their long-term management and maintenance; and
 - Avoid negative impacts on existing biodiversity.
- Development will only be supported in areas where Notable Bird Species or other rare or vulnerable wildlife or plant species are present as long as it can be demonstrated that it does not affect the conservation status of such species.
- Existing ecological networks should be retained, and new ecological habitats and networks will be supported.

Reference Documents

- National Planning Policy Framework (June 2019): Paragraphs 8c, 170, 172, 174, 175, 177
- Stratford-on-Avon District Core Strategy 2011-2031 (2016): Policies CS.5, CS.6, CS.7
- Quinton Neighbourhood Plan Residents Survey (2018), Questions 18-19

Explanation

6.3.17. The Neighbourhood Area has an extensive network of hedgerows and ditches bordering open fields. These fields support a variety of farm usages (sheep, cattle, grain, green fodder etc) and in certain parts of the Neighbourhood Area are also well wooded. Whilst the northern part of the Neighbourhood Area is flat, Meon Hill and its surrounding slopes provide a variety of elevated habitats.

6.3.18. These characteristics encourage a wide variety of birdlife to visit or roost within the Neighbourhood Area. In addition, the various wildflowers that can be seen in the hedgerows and in the road borders enhance the experience both of residents and those visitors who come to enjoy the rural character of the Neighbourhood Area and the three national footpaths that cross the Neighbourhood Area. (See Figure 17 - Map of footpaths and cycleways)

POLICY NE.5: Aquatic Habitat

- The village pond in Lower Quinton should be preserved so it can continue to provide a habitat for wildfowl and aquatic life thus protecting its value as an amenity to be enjoyed by the Neighbourhood Area

Reference Documents

- National Planning Policy Framework (June 2019): Paragraphs 8c, 170, 172, 174, 175, 177
- Stratford-on-Avon District Core Strategy 2011-2031 (2016): CS.5, CS.6, CS.7
- Quinton Neighbourhood Plan Residents Survey (2018), Question 18

Explanation

6.3.19. The village pond borders Henney's Farm and is a distinctive feature of the historic core of Lower Quinton and is an amenity enjoyed by both residents and tourists. It has a small island at the centre of the pond providing refuge for wildfowl. Several species of ducks as well as moorhens and other wildfowl use the pond. It also features frogs and a wide variety of water insects.

6.3.20. There is a bench for visitors on the bank at one end and several overhanging trees provide shelter for the wildfowl.



Figure 15 - The village pond, Lower Quinton

6.4. INFRASTRUCTURE

Strategic Objectives

To maintain, and where practicable, to improve the ability of the existing infrastructure to meet community needs and mitigate the adverse effects of inadequate existing infrastructure.

To provide adequate capacity to support future planned development.

To maintain and protect the extensive network of footpaths and other public access routes within the Neighbourhood Area.

POLICY INF.1: Flood Risk

- Proposals will only be supported if they satisfactorily identify and address the risk of flooding in line with the provisions of the NPPF and the associated Planning Practice Guidance.
- Appropriate Sustainable Drainage Systems (SuDS) will be proportionally incorporated in all scales of development.
- SuDS features must be located outside areas of identified flood risk.
- Proposals on sites crossed by a watercourse must include a site-specific flood risk assessment that includes modelling of the watercourse with SuDS features located outside areas of risk in accordance with Warwickshire County Council Flood Risk & Drainage Standing Advice.
- Infiltration and above ground SuDS attenuation, such as swales, ponds and other water based ecological systems, should be used.
- Where mitigation measures involve cut off ditches, balancing ponds and or similar, proposals should demonstrate the means by which these shall be maintained to ensure their satisfactory performance in perpetuity.
- Proposals should include opening any existing culverts for greater amenity and biodiversity benefits where practicable.
- Proposals including new culverts should be built in accordance with Warwickshire County Council Guidance and have appropriate approvals.
- All applications for new development shall demonstrated that all surface water discharges have been carried out in accordance with the principles laid out within the drainage hierarchy so that discharges to the public water sewerage systems are avoided where possible.

POLICY INF.2: Foul Water Drainage Mitigation

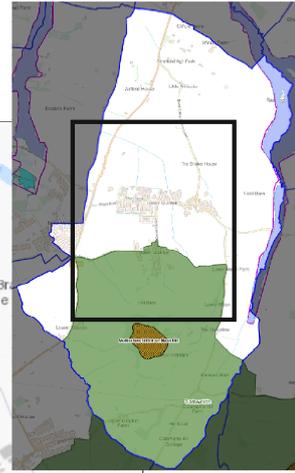
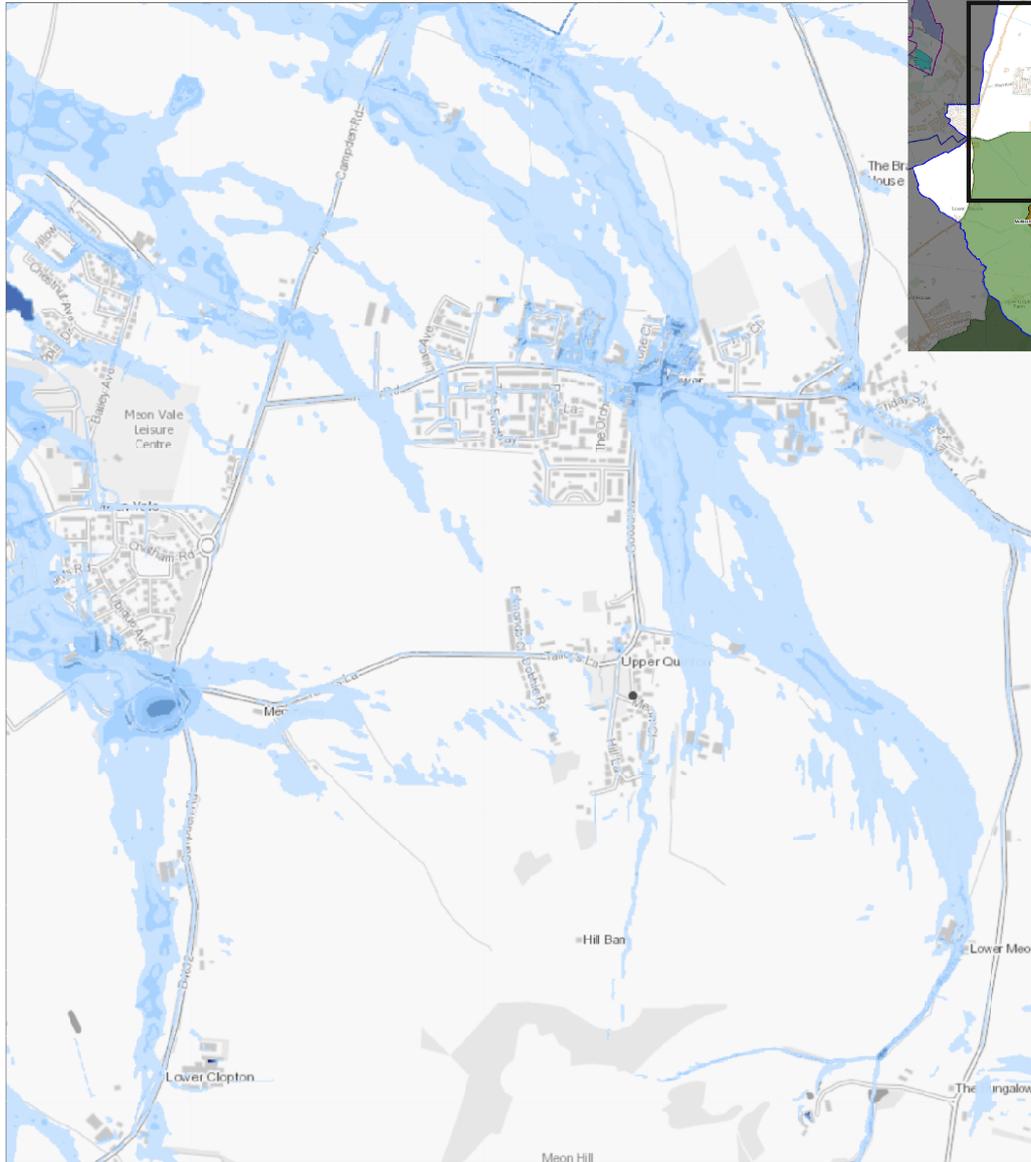
- All new development must demonstrate adequate means of foul drainage in line with Building Regulations and submit evidence to demonstrate sufficient capacity exists within the system.
- Developers should contact Severn Trent at an early stage in the planning process to allow for detailed hydraulic modelling to assess the impact on the network and provide sufficient time for capacity upgrades to be made should they be required.
- Proposals to erect new dwellings should include measures to:
- Suitable techniques for “domestic grey water recycling” should be adopted where it will reduce the volume of “buffer” storage required above.
- Developers shall ensure that foul and surface water from new development and redevelopment are kept separate. Where sites which are currently connected to combined sewers are redeveloped, the opportunity to disconnect surface water and highway drainage from combined sewers shall be taken.
- Should any connections into combined systems be unavoidable, the system should remain separate on site up to the point of connection.

Reference Documents

- National Planning Policy Framework (June 2019): Paragraphs 8c, 20b & d, 26, 29, 148-150, 155, 156, 163, 165-168
- Stratford-on-Avon District Core Strategy 2011-2031 (2016): Policies CS.2, CS.4, CS.7, CS.9
- Guidance: Flood risk and coastal change, Paragraph: 080, (Revision date: 23 03 2015), Ministry of Housing, Communities & Local Government
- Guidance Sustainable Drainage Systems: Non-statutory technical standards for sustainable drainage systems, Department for Environment, Food & Rural Affairs March 2015
- Flood Risk & Sustainable Drainage: Guidance for Developers (January 2020), Warwickshire County Council
- Quinton Neighbourhood Plan Residents Survey 2018 Questions 9, 14, 15, 17.
- Ordinary Watercourse Land Drainage Consent Guidance Document.

Explanation

- 6.4.1. Because much of the Neighbourhood Area is located at the base of Meon Hill and the associated Cotswold escarpment, surface water flooding can be an issue during prolonged periods of heavy rain. This history of localised flooding events in and around the village, coupled with evidence that climate change – and the accompanying increased expectation of extreme weather events – mean that this is a concern for the Neighbourhood Area. 50% of respondents to the survey (Q 32) felt that flooding was a problem and 75% felt that sewers and drainage could suffer due to further development (Q33). See Figure 16 for the extent of the Neighbourhood Area’s surface water flood risk.
- 6.4.2. The flood risks in the Neighbourhood Area have been taken account of in the two most recent housing developments: Swithin’s Wood and Quinton Fields – by the construction of balancing ponds in both.
- 6.4.3. This Policy will ensure that new development will not increase flood risk and where practicable increase the period before rainfall enters existing water courses on new developments.
- 6.4.4. Foul water drainage is handled principally by a main drain running in parallel to Main Road in Lower Quinton. Any further development should not increase pressure on an already challenged system and new development should not be at risk from flooding – or worse – foul drainage backing up into new or existing dwellings.



Source:

(<https://www.arcgis.com/apps/webappviewer/index.html?id=b071bc3722024087b3ba905b8550bb55>)

Figure 16 - Flood Risk from Surface Water

POLICY INF.3: Footpaths, Cycleways and Bridleways

- Developments should provide for safe access to existing walking and/or cycling routes. The improvement of existing walking and/or cycling routes and the provision of new walking and/or cycling opportunities will be supported. Developments which harm existing walking and/or cycling routes will not be supported. The above policy also applies to bridleways.

Reference documents

- National Planning Policy Framework (June 2019): Paragraphs 91a, 98, 102c, 104d, 110a
- Rights of Way and Accessing Land (<https://www.gov.uk/right-of-way-open-access-land>)
- Stratford-on-Avon Core Strategy 2011-2031 (2016): Policies CS.9b, AS.10, CS.25 Development Management Considerations point 4.
- Cotswold AONB Management Plan 2018 – 2023: Policy CC2
- Quinton Neighbourhood Plan Residents Survey (2018), Question 18.

Explanation

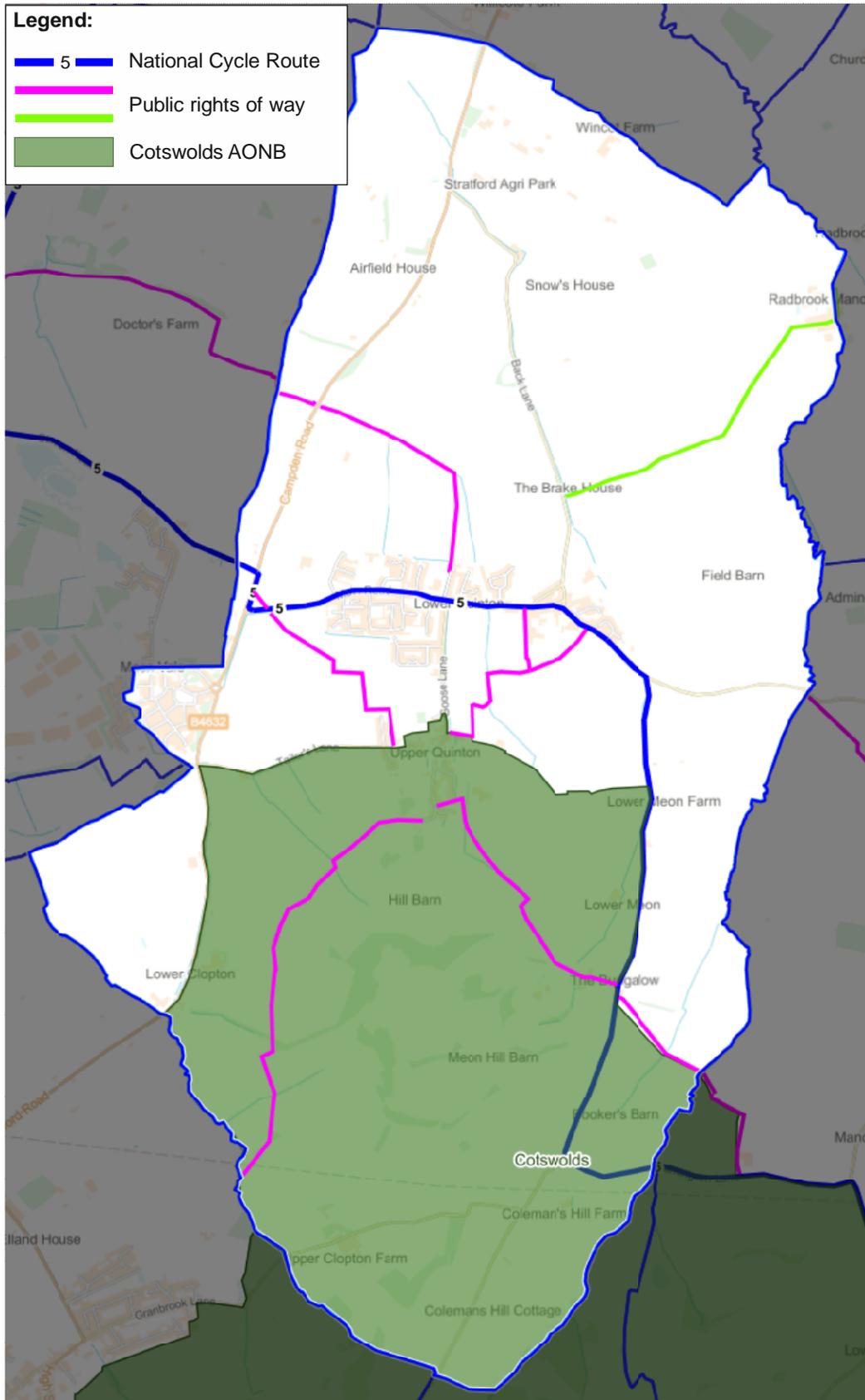
6.4.5. The Neighbourhood Area is largely rural in character and is set in a beautiful countryside patchwork of fields, hedgerows, farm buildings and ancient trees. Through this landscape run many footpaths and bridleways (see Figure 17 - Map of footpaths and cycleways).

Three of these footpaths are of national importance and are used by hundreds if not thousands of ramblers every year:

- The Monarch's Way runs 625 miles from Worcester to Brighton and passes diagonally through the Neighbourhood Area. It approximates the escape route used by Charles II in 1651 after his defeat at the Battle of Worcester.
- The Warwickshire Centenary Way begins at Kingsbury Water Park in the north of the County and wends its way south 100 miles to finish (or begin) in Upper Quinton.
- The Heart of England Way also travels 100 miles from Cannock Chase to Bourton on the Water, passing through both Upper and Lower Quinton.

6.4.6. A cycleway of national importance runs along Main Road in Lower Quinton to the east side of Meon Hill and a bridleway goes from Back Lane to Radbrook Manor (see Figure 17 - Map of footpaths and cycleways for a map of this network).

6.4.7. Footpaths, cycleways and bridleways provide access to the natural world. Walking and rambling are important ways of improving and maintaining our mental and physical health.



Source: Parish Online (<https://Parishonline.xmap.cloud>)

Figure 17 - Map of footpaths and cycleways

6.5. HERITAGE AND ARCHAEOLOGICAL ASSETS

Strategic Objectives

To maintain, conserve and where possible, enhance the historic character and heritage assets of the Neighbourhood Area (see Figure 21 – Listed Buildings.)

To protect heritage assets and other sites of historical importance from harmful development so that they can be enjoyed for future generations.

POLICY HA.1: Heritage and Archaeological Assets

- The Neighbourhood Plan Area's historic environment should be conserved and wherever possible, enhanced. Development should conserve designated and non-designated heritage assets in a manner appropriate to their significance.
- New proposals must be of high quality, sensitively designed and informed by a clear understanding of any potential harm to the significance of any heritage asset and its setting.
- Development proposals should take full account of known surface and sub-surface archaeology and ensure unknown and potentially significant deposits are identified and appropriately considered during development after consultation with the Warwickshire Historic Environment Record (HER). Lack of current evidence of sub-surface archaeology must not be taken as proof of absence.

Reference Documents

- National Planning Policy Framework (June 2019): Paragraphs 7, 184, 185c, 189, 190, 193 - 198
- Stratford-on-Avon Core Strategy 2011-2031 (2016): Policies CS.5, CS.8, CS.9, AS.10
- Warwickshire Historic Environmental Record (WHER) at timetrail.warwickshire.gov.uk
- Historic Environment Assessment of Local Service Villages, (July 2012). AOC Archaeology Group on behalf of Stratford-on-Avon District Council: Section 4.16.
- South East Warwickshire and Cotswolds Higher Level Stewardship Target Areas: A Report for the National Mapping Programme 2013, Priest and Dickson
- Quinton Neighbourhood Plan Residents Survey (2018), Question 17

Explanation

- 6.5.1. The Neighbourhood Area has a wealth of heritage assets, which are outlined in the Designated Heritage Assets section below ranging from local to national importance.
- 6.5.2. There is a recognition in the NPPF that heritage assets, both designated and non-designated, are an irreplaceable resource which should be conserved in an appropriate manner according to their significance. As the NPPF makes clear, the absence of a national designation for such heritage assets does not indicate lower significance.
- 6.5.3. LISTED BUILDINGS**
- 6.5.4. There are nineteen listed buildings in Upper & Lower Quinton, including the Grade I St Swithin's Church in Lower Quinton and the post medieval Grade II* Manor House, in Upper Quinton. The listed buildings in Lower Quinton are distributed around the Church and Friday Street. The other listed building of note is the post medieval Manor House west of the Church in Lower Quinton (see Figure 21 – Listed Buildings.)
- 6.5.5. There are also four listed buildings up on Meon Hill to the east of the Hillfort including Meon Hall, outbuildings and Lower Meon Farm.
- 6.5.6. There is an additional Grade II* listed building – Radbrook Manor – close to the North East boundary of the parish.
- 6.5.7. HERITAGE ASSETS: Meon Hill Fort**
- 6.5.8. An historic environment assessment done by SDC in July 2012 identified heritage assets of interest of which the Meon Hill Fort is the most important.
- 6.5.9. Meon Hill Fort is a scheduled monument and is situated on the summit of Meon Hill within the Neighbourhood Area of Quinton. The defensive earthworks of the site closely follow the contours of the hill. It dates to the Iron Age period; most having been constructed and used between the sixth century BC and the mid-first century AD. See Figure 1 and Figure 2 for location of the fort.
- 6.5.10. As one of only two known examples of large multivallate hillforts in Warwickshire, Meon Hill Fort is an example of a rare class of monument in the county. The large hoard of currency bars found within the interior reflects the site's importance.

6.5.11. ARCHAEOLOGY:

6.5.12. The historic environment assessment done by SDC in July 2012 also identified areas of archaeological sensitivity.

6.5.13. Those of high archaeological sensitivity are considered likely in the historic cores of Upper Quinton and Lower Quinton – see Figure 22 – Quinton archaeology sensitivity map.

6.5.14. Medium sensitivity is noted in the field to the south of St. Swithin's Church, due to the proximity to the medieval archaeology.

6.5.15. NON-DESIGNATED HERITAGE ASSETS:

6.5.16. The locations of ridge and furrow fields shown in Figure 17 have been identified by walking the area and by viewing the area on the Google Earth web site. Some of these fields are cultivated and so the ridge and furrow in these particular fields is more visible at certain times of the year when crops are not growing.

6.5.17. Very little ridge and furrow land remains in the UK and Quinton Neighbourhood Area is fortunate to contain a rare group of surviving fields which is a defining characteristic of the area. Given this rarity it is important that what is left of this ever-diminishing historic asset is preserved. The ridge and furrow fields surrounding both Upper and Lower Quinton are reminders of the area's medieval agricultural past when an oxen driven ploughing system created the heights and hollows from which the term comes. The shapes and shadows of this farmland are particularly striking on the slopes of Meon Hill above Taylors Lane. See Figures 15 and 16 for examples of such farmland.



Figure 18 - Ridge and Furrow on Meon Hill

6.5.18. About 90 per cent of ridge and furrow remaining in 1945 has been destroyed by modern ploughing methods. Some of this has recently been lost to a housing estate in Lower Quinton. It is important to preserve as far as possible what remains as a valuable heritage asset.

6.5.19. In 2012 Heritage England published a survey which aimed to update records of surviving ridge and furrow land in 40 Neighbourhood Areas, including several in Warwickshire. The purpose was 'to inform future management of these nationally significant heritage assets'. Some of the best-preserved ridge and furrow fields are evidenced in only twelve English counties of which Warwickshire is one.

6.5.20. This document, written by the statutory organisation with responsibility for protecting our natural as well as built heritage, recognises the historical

importance of ridge and furrow land. It acknowledges the need to protect it as far as possible, especially as so little survives.

6.5.21. The unusual wealth of ridge and furrow fields in and around Quinton Neighbourhood Area are an integral part of the rural, agrarian character and history of the landscape which needs to be protected as an increasingly rare and important heritage asset. In a single image they capture a feature of the villages' past into its present. They also contribute significantly to the peaceful timelessness of the landscape.



Figure 19 - Ridge and Furrow

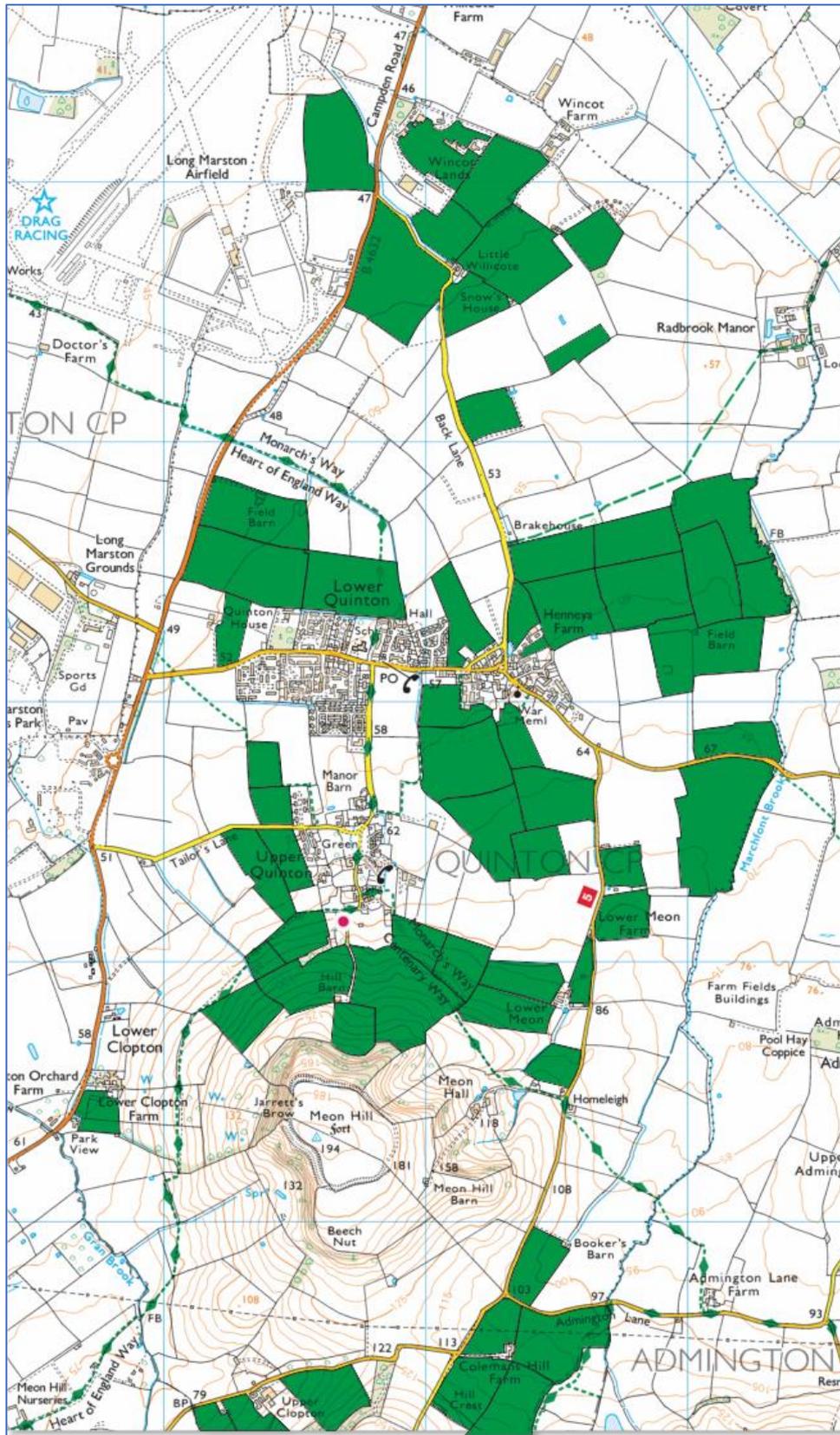


Figure 20 - Ridge and Furrow locations within the Neighbourhood Area

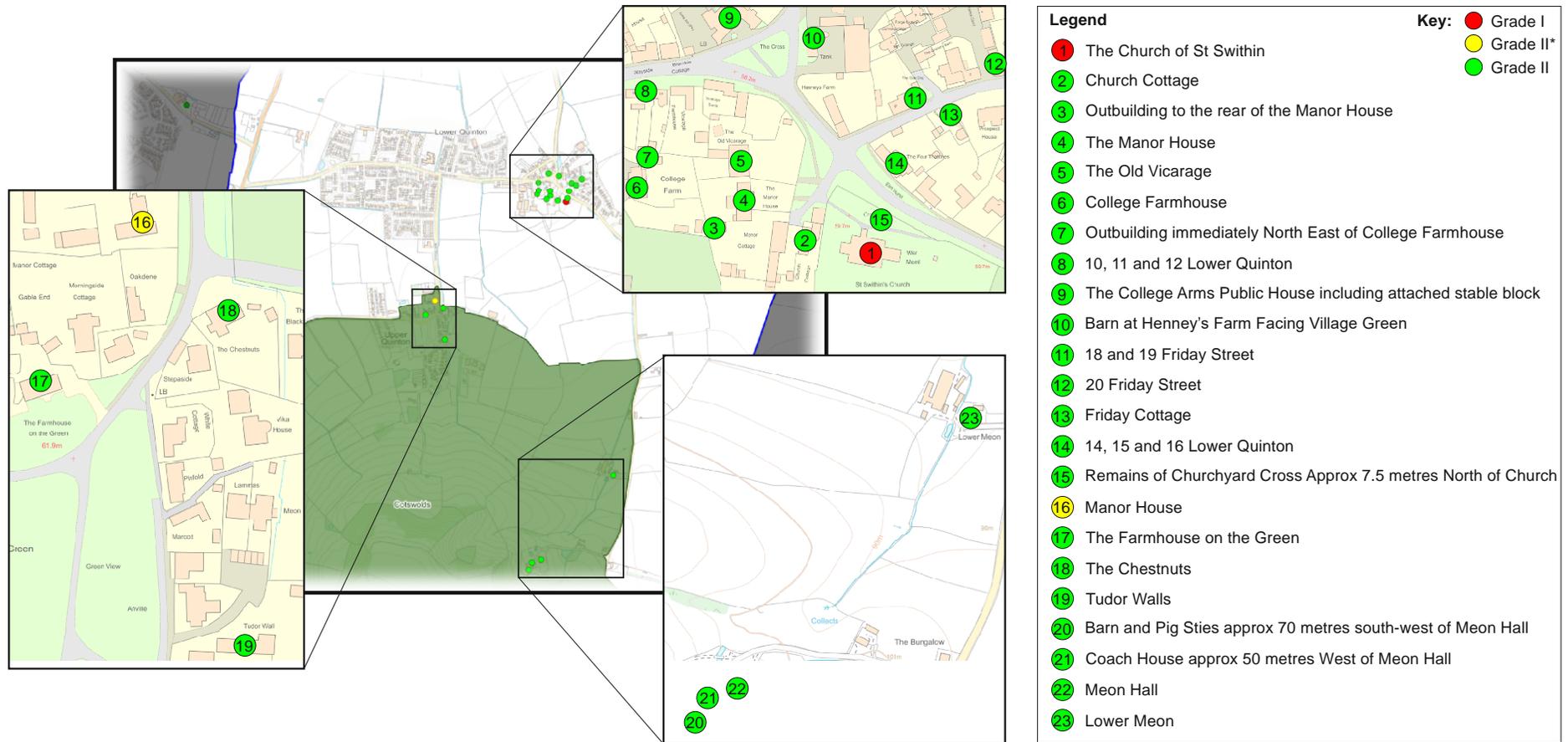


Figure 21 – Listed Buildings.



Area shown inset in small black box, shows detailed area location within the Neighbourhood Area.

Figure 22 – Quinton archaeology sensitivity map

7. APPENDIX 1 - MAP OF MEON VALE



Area shown inset in small black box, shows Meon Vale's location within the Neighbourhood Area.

8. APPENDIX 2 – VALUED LANDSCAPES & KEY VIEWS: PHOTOGRAPHS

The following diagram is the output following community involving community involvement in the identification of valued views by members of the Neighbourhood Area.

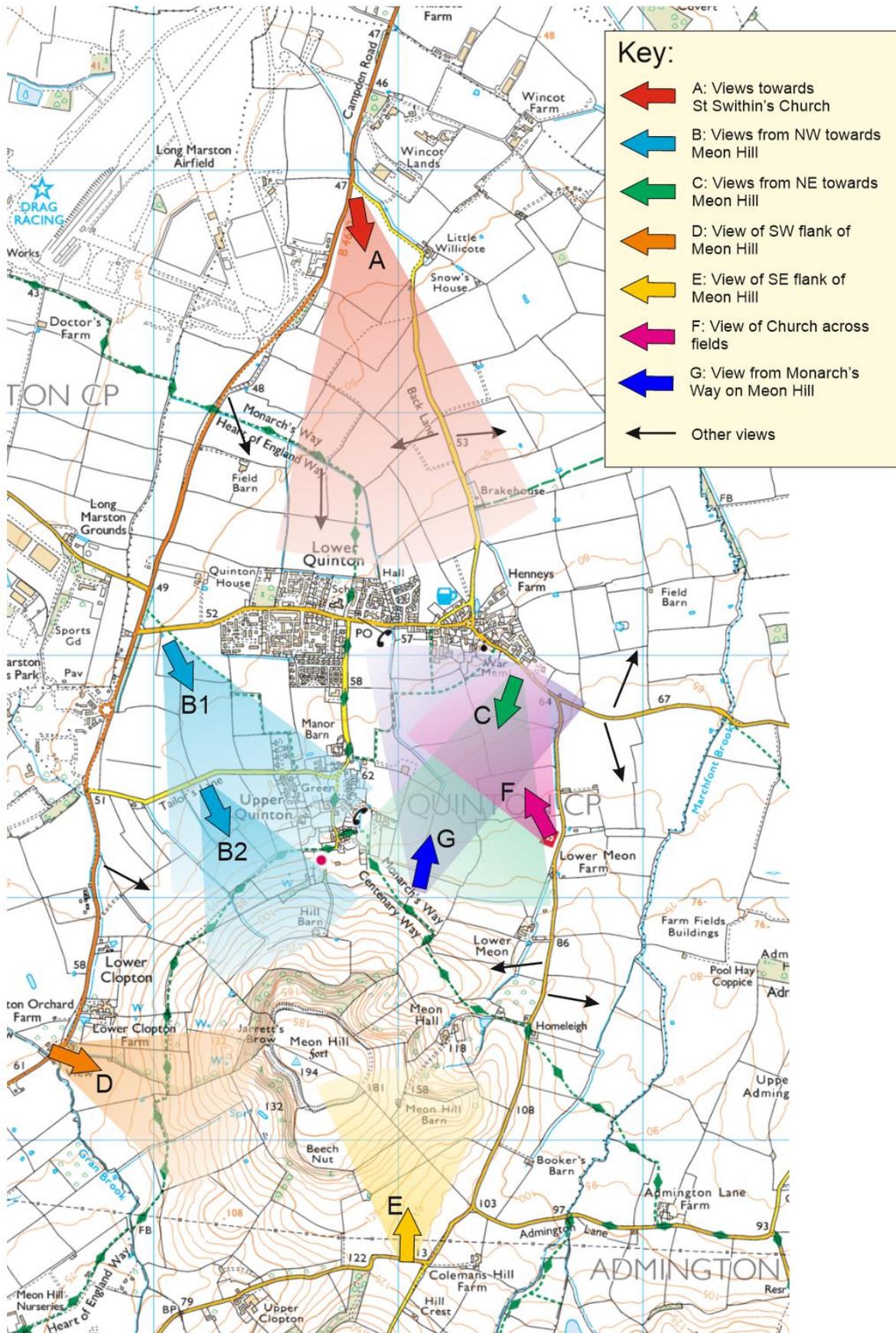


Figure 23 – Valued Landscapes and Key Views



Figure 24 - View 'A' of Grade I listed church spire from Back Lane.



Figure 25 - View 'B1' of Meon Hill from Main Road



Figure 26 - View 'B2' of Meon Hill from Taylors Lane



Figure 27 - View 'C' across open farmland towards Meon Hill



Figure 28 - View 'D' of SW flank of Meon Hill from Campden Road



Figure 29 - View 'E' of Meon Hill and open views



Figure 30 - View 'F' of Church across a typical Quinton landscape



Figure 31 - View 'G' from Monarch's Way on Meon Hill

9. APPENDIX 3 - LOCAL GREEN SPACES: DETAILS

The documents comprising the local green space details may be accessed online by clicking the following links:

- [1. St Swithins Wood Lilac Avenue](#)
- [2. Millfield Close](#)
- [3. Quinton Primary School playing field](#)
- [4. Parish Playing Fields – The Close](#)
- [5. Allotments, Back Lane](#)
- [6. St Swithin's Church Grounds](#)
- [7. Village Green](#)
- [8. Green, junction of Main Rd & Goose Ln](#)
- [9. Green North of Main Rd, The Firs](#)
- [10. Fordway Green](#)
- [11. Goose Lane Green](#)
- [12. Thackery Close Green](#)
- [13. Upper Quinton Green](#)
- [14. The Orchard by Upper Quinton Green](#)
- [15a. Meon Vale](#)

10. APPENDIX 4 – DESIGN GUIDE

12.1. The Purpose of this Guide

- 12.1.1. The aim of this guide is to improve the quality and value of a proposal, give greater certainty in the planning process, and provide a coordinated, consensus driven approach to new development within the Neighbourhood Plan Area.
- 12.1.2. This guide does not assert rigid rules about development, rather it aims to assist decision making from the outset of any development process in the Neighbourhood Plan Area. This guide provides advice about certain aspects of a development and clarifies what constitutes 'good' design.
- 12.1.3. The guide has been drawn up side by side with the Neighbourhood Plan, with the intention of ensuring that the Quinton vernacular and distinctiveness will be enhanced in the future and not diluted. The guide supports the policy described in section 6.2 in the Plan and the Stratford on Avon SPD and reflects residents views as expressed in the two open days.
- 12.1.4. Key design features that define the villages' local distinctiveness should be incorporated into any new development or works to existing buildings.
- 12.1.5. In order to preserve and enhance the rural character of the Neighbourhood Area any new housing or works to existing houses, including layout and orientation, should be sensitive to the setting, existing built form, neighbouring uses, landscape character and topography of the site and locality.
- 12.1.6. In order to reflect the context of the locality, and vernacular architecture that defines it, the following key design features that establish the identity and character of the area need to be incorporated into any new proposals to ensure continuity of the design, quality and character of the Area.

12.2. DESIGN AND LAYOUT:

- 12.2.1. The design and layout of any new housing and alterations to existing buildings and houses should:
- 12.2.2. Reflect and respect the existing settlement pattern and the rural village densities, incorporate open green spaces, deep grass verges, wide pavements and/or houses set back from the road with front gardens that include trees and hedges that will create a natural green screening from the road and a sense of rural openness.
- 12.2.3. Reflect the existing housing stock being a mixture of dwellings with rooflines of a variety of heights and forms, with many being detached dwellings, and some part of short terraces or mews arrangement, set back from the road.

- 12.2.4. Maintain open spaces that exist between buildings or blocks of buildings, creating a good balance between the green spaces and the built environment, with generous landscaping where possible to protect existing views within the village and out into the open countryside.
- 12.2.5. Respect and be in keeping with the size and scale of the vernacular houses in the villages using the same design proportions, and high-quality materials (including brick, Cotswold stone and hardwood timber) to ensure good quality and consistency of architectural form.
- 12.2.6. Incorporate the same sort of detailing as seen in the villages' vernacular architecture such as corbelled brickwork details for chimneys and under eaves, generous windows with deep window reveals, expressed lintels and sills and stone plinths. This will help to conserve and enhance the rural character of the area.
- 12.2.7. Be designed to respect neighbours' amenities in terms of privacy and light. Avoid dwellings overlooking other dwellings.
- 12.2.8. A variety of roof heights, building forms and materials should be encouraged to ensure new development blends in with the existing village architectural form.

12.3. MATERIALS:

- 12.3.1. Walls: The predominant existing building materials are as follows:
- 12.3.2. Half-timbered with white painted rendered/brick or historic multi-toned red clay brick infill panels,
- 12.3.3. Historic multi-toned red local brickwork with flush lime mortar pointing.
- 12.3.4. White painted local multi-toned red clay brickwork with flush lime mortar pointing.
- 12.3.5. Cotswold stone with flush lime mortar pointing.
- 12.3.6. Agricultural barns having mostly horizontal timber cladding.
- 12.3.7. Some vernacular houses display a mixture of materials such as half-timbered walls, with painted brick infill panels and Cotswold stone plinths and full height Cotswold stone chimney stacks.



12.3.8. New houses and works to existing buildings should:

12.3.9. Use materials that match the vernacular architecture of the villages in terms of quality, appearance and detailing.

12.3.10. Stained or natural timber may be used for agricultural conversions and ancillary buildings such as sheds and car ports.

12.3.11. Avoid siting solar panels that are visible from the highway if possible.

12.3.12. Roofs: The predominant existing building materials are as follows:

- Mixture of thatch, natural slate and multi-toned red clay plain tiles

12.3.13. New houses and works to existing buildings should:

- Use the vernacular thatch, slate and multi-toned red clay plain tiles or use high-quality reproductions to visually match those in the existing vernacular buildings. Concrete tiles should be discouraged.
- New roofs should reflect the local tradition in pitch, variety and detail. A variety of roof heights will be encouraged as will the incorporation of traditional construction details such as brick corbelling below the eaves.

12.3.14. Chimneys: The predominant existing building materials are brick with some Cotswold Stone

12.3.15. New houses and works to existing buildings should:

- Match the vernacular style and use of materials to visually blend in with the existing vernacular buildings.
- Incorporate chimneys into new designs, with variety encouraged on larger developments.

12.3.16. Doors, Windows and Roof Lights: The predominant existing building material are as follows:

- Windows – Predominantly hardwood timber, multi paned casement or sash windows with deep window reveals.
- Doors – predominantly panelled, solid hardwood or painted solid hardwood doors.
- Roof lights: heritage metal rooflights

12.3.17. New houses and works to existing buildings:

- Dormers and roof lights should not dominate, and dormers should be designed to reflect local styles and proportions.
- Windows and doors should reflect the local building styles and proportions as well as local details such as feature lintels, deep window reveals to give some texture in the elevational treatment.
- Traditionally styled window frames should be encouraged.
- Traditional, sustainable materials or sympathetic modern equivalents should be used in replacement doors and windows in older dwellings. Original design details should be replicated as far as possible in alterations, repairs and extensions.
- Joinery should be of a traditional design and proportional to the property, especially on the front elevation.

12.3.18. Exterior Lighting:

- External lighting installations on new developments, extensions and conversions should ensure that luminance levels should be the minimum necessary producing the minimum spill beyond the property boundary.

12.4. EXTENSIONS AND CONVERSIONS:

12.4.1. Scale and Design

- Extensions should reflect the existing character, scale and style including distinctive features. Historic facades should be altered as little as possible. Extensions should reflect where appropriate the immediate street scene and neighbouring properties' vernacular.
- Extensions should be in proportion to the original building and size of the site.
- Conversions should retain the character of the original building.

12.5. AGRICULTURAL BUILDINGS

- 12.5.1. New agricultural buildings should be designed and sited to respect the character of the area and blend into the landscape or be screened with appropriate trees.
- 12.5.2. Any development of existing agricultural buildings should respect the rural character of the villages and hamlets.
- 12.5.3. The conversion of existing agricultural buildings should be in keeping with the rural character and agricultural heritage of the villages.

12.6. ROADS & HIGHWAYS

- 12.6.1. In consultation with Warwickshire County Council Highways, flexible approaches to highway engineering and the use of material to reflect the rural character of Neighbourhood Area will be encouraged.
- 12.6.2. FOOTPATHS AND PAVEMENTS
- 12.6.3. Existing grass verges should be retained. Treatment to the edges of verges or open areas to prevent vehicle damage should use traditional materials appropriate to the setting.
- 12.6.4. Large areas of hard surfacing should be avoided but where appropriate the use of granite setts and Cotswold stone chippings is preferable to concrete and tarmac.
- 12.6.5. New developments should incorporate extensions to the existing footpath network.

12.7. BOUNDARIES & LANDSCAPE:

- 12.7.1. Boundary treatments and landscaping should complement the character of the existing villages. Where possible, new buildings should be set away from boundaries to preserve the existing open rural aspect.
- 12.7.2. Any new developments should incorporate deep grass road verges wherever possible and appropriate and houses to be set back from the road with new trees/shrubs facing onto the road to screen the new development from the roadway.
- 12.7.3. Where possible, boundaries should be constructed in order to maintain views across the village and to valued landscapes.
- 12.7.4. Boundary and surface treatment in new developments should be rural in character and hard paving avoided where possible and ideally permeable to help prevent drainage run off.

12.7.5. Landscape plans should be included in development proposals where appropriate with details of boundary treatments and landscaping/planting accompanying planning applications for new development.

12.7.6. Open views should be created or maintained.

12.8. TREES & HEDGES:

12.8.1. Tree/hedge planting of native species is to be encouraged whilst avoiding obscuring valued views.

12.8.2. Planting of vigorous conifers, such as leylandii, should be avoided.

12.8.3. Removal of existing trees, especially mature trees should be avoided.

12.8.4. New development should avoid encroaching on the root protection zone of mature or established trees or require lopping to a degree that would materially hinder the future growth of the tree.

12.8.5. The retention of existing hedgerows is essential to maintaining the existing natural biodiversity and the green screening between roads and developments that is prevalent in the villages. Removal of any existing hedges should be avoided unless there are exceptional reasons justifying their removal.

12.8.6. Newly planted hedges of native species that are characteristic to Quinton such as hornbeam, hawthorn, blackthorn and beech will be encouraged. Non-native conifers such as leylandii are not appropriate.

12.8.7. WALLS AND FENCING:

12.8.8. Boundary treatments should reflect village traditions and characteristic styles and comprise:

- Cotswold stone or multi-tonal red brick
- Fencing of typically rural styles such as hurdler, chestnut, wrought iron, post and rail rather than sub-urban styles such as feather panels, steel, and larch lap.
- Where appropriate stone/brick walls should be repaired by traditional methods.
- Newly created fencing and walls should have small openings at the base where gardens adjoin to enable small mammals to pass through.

12.9. HERITAGE FEATURES AND SIGNAGE:

12.9.1. Heritage details and artefacts should be preserved and restored.

12.9.2. Signs should be kept to a minimum but new signs, monuments or street furniture should be well designed and located to avoid clutter and an urban effect.

11. APPENDIX 5 – LETTER OF DESIGNATION FROM SDC

Direct Line : 01789 260320
e-mail : Matthew.neal@stratford-dc.gov.uk
My ref :
Your ref :

Date : 21 January 2015



Mrs E. Neal, Clerk
Quinton Parish Council
Honeysuckle Cottage
Back Lane
Lower Quinton
CV37 8SF

Dear Mrs Neal,

**DECISION REGARDING DESIGNATION OF QUINTON NEIGHBOURHOOD AREA
UNDER SECTION 61G (1) OF THE TOWN AND COUNTRY PLANNING ACT 1990
AS AMENDED**

This letter confirms that Stratford-on-Avon District Council Cabinet agreed, at a meeting on 19th January 2015, to designate the area shown on Map 1 below as the 'Quinton Neighbourhood Area' for the purposes of preparing a Neighbourhood Development Plan by Quinton Parish Council under section 61G(1) of the Town and Country Planning Act 1990 as amended. It was decided not to designate the area as a business area under section 61H (1) of the Act as it is not primarily or wholly business in nature. The relevant designation information is set out below:

- a) Name of Neighbourhood Area: Quinton
- b) Map of Neighbourhood Area: see attached
- c) Relevant Body: Quinton Parish Council

Yours sincerely

A handwritten signature in black ink that reads 'Dave Nash'.

Dave Nash
Policy Manager (Planning and Policy)

Stratford-on-Avon District Council

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website www.stratford.gov.uk
DX700737 STRATFORD-ON-AVON 2

12. APPENDIX 6 – REFERENCE DOCUMENTS

National Planning Policy Framework (June 2019)

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>.

Cotswolds Area of Outstanding Natural Beauty Management Plan 2018-2023, Cotswold Conservation Board. <https://www.cotswoldsaonb.org.uk/wp-content/uploads/2018/12/Management-Plan-2018-23.pdf>.

Our Warwickshire. Iron Age Hillfort at Meon Hill. *Our Warwickshire*

<https://www.ourwarwickshire.org.uk/content/subject/hill-forts>

2011 Census, *Office for National Statistics*. <https://www.ons.gov.uk/census/2011census>. 2011.

Basic facts about Quinton 2015 election ward, The Local Government Association.

<https://www.stratford.gov.uk/doc/173465/name/Quinton%202015%20election%20Ward.pdf>. [Online] 2015.

Results and Turnout at the 2017 UK general election, The Electoral Commission

<https://www.electoralcommission.org.uk/who-we-are-and-what-we-do/elections-and-referendums/past-elections-and-referendums/uk-general-elections/results-and-turnout-2017-uk-general-election>

England's Light Pollution and Dark Skies, Campaign to Protect Rural England

<https://www.nightblight.cpre.org.uk/maps/>.

Rainfall runoff management for developments (2013). Environment Agency

<https://www.gov.uk/government/publications/rainfall-runoff-management-for-developments>

Stratford-on-Avon District Council Strategic Housing Land Availability Assessment. Stratford-

upon-Avon District Council (April 2020) <https://www.stratford.gov.uk/planning-building/shlaa.cfm>.

Historic Environment Assessment of Local Service Villages (July 2012). AOC Archaeology

Group on behalf of Stratford-on-Avon District Council

<https://www.stratford.gov.uk/doc/205805/name/ED491%20Historic%20Environment%20Assessment%20of%20Local%20Service%20Villages%20SDC%20July%202012.pdf>.

Flood Risk and Coastal Change Guidance (March 2014), Ministry of Housing, Communities &

Local Government. <https://www.gov.uk/guidance/flood-risk-and-coastal-change>

Planning Practice Guidance (Oct 2019), The National Planning Policy Framework and relevant planning practice guidance, Ministry of Housing, Communities & Local Government.

<https://www.gov.uk/government/collections/planning-practice-guidance>

Stratford-on-Avon District Council Development Requirements SPD (July 2020), of particular note are Part G Agricultural and Rural Buildings & Part I Conservation Areas and Listed Buildings

<https://www.stratford.gov.uk/doc/175516/name/stratford%20district%20design%20guide.pdf>.

Stratford-on-Avon District Core Strategy 2011-2031 (2016)

<https://www.stratford.gov.uk/planning-building/core-strategy.cfm>.

Stratford-on-Avon District Council Site Allocations Plan Regulation 18 Preferred Options Consultation (October 2020)

White Consultants (2012) Landscape Sensitivity Assessment of Local Service Villages (Oxhill – Salford Priors)

Available at:

<https://www.stratford.gov.uk/doc/205844/name/Landscape%20Sensitivity%20Assessment%20LSVs%20Oxhill%20Salford%20Priors.pdf>

First Homes Policy: First Homes – GOV.UK(www.gov.uk)

Ordinary Watercourse Land Drainage Consent Guidance Document

<https://www.warwickshire.gov.uk/watercourse>