

# Quinton Neighbourhood Development Plan Final Submission Consultation

## Representation Form

Quinton Parish Council has prepared a final submission Neighbourhood Development Plan for the Quinton area and is inviting you to comment by **5pm Friday 11 March 2022**.

In order for your remarks to be taken into account when the Neighbourhood Plan goes to Independent Examination, and to keep you informed of the future progress of the Neighbourhood Plan, your contact details are needed.

All comments will be publicly available on the Stratford-on-Avon District Council website once they have been analysed, but only identifiable by name and/or organisation. No address or contact information will be published. Please note that any personal information provided will be processed in line with the General Data Protection Regulation 2018. Please see the Stratford-on-Avon District Council Policy Consultation Privacy Notice for further information at [www.stratford.gov.uk/planning-building/privacy-notice.cfm](http://www.stratford.gov.uk/planning-building/privacy-notice.cfm)

As the consultation is long, you can at any time save up to the point you have completed the questionnaire. You will be prompted with a screen allowing you to cut and paste the URL created to the point you have reached to bookmark or have the saved link emailed to yourself.

### Personal Details

Please fill in your contact details below:

**Q1 Full Name**

**Q2 Capacity in which commenting on Plan.**

Resident.....

Statutory Consultee .....

Business/Work in area.....

Other .....

Resident's Association Representative ..

**Q3 Organisation represented (where relevant)**

**Q4 Address**

**Q5 Post Code**

**Q6 Telephone Number**

**Q7 Email Address**

## 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 HO1 - 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.

#### **Q8 Do you support or object to Policy HO1?**

Support.....  Object.....

#### **Q9 Please make any comment you have in relation to Policy HO1 below**

Policy HO2 - 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.

**Q10 Do you support or object to Policy HO2?**

Support.....

Object.....

**Q11 Please make any comment you have in relation to Policy HO2 below**

Policy HO3 - 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.

**Q12 Do you support or object to Policy HO3?**

Support.....

Object.....

**Q13 Please make any comment you have in relation to Policy HO3 below**

Policy HO4 – 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.

**Q14 Do you support or object to Policy HO4?**

Support.....

Object.....

**Q15 Please make any comment you have in relation to Policy HO4 below**

## Housing Design and Layout

### Strategic Objectives:

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 HD1 – 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.

#### **Q18 Do you support or object to Policy HD1?**

Support.....

Object.....

#### **Q19 Please make any comment you have in relation to Policy HD1 below**

## Natural Environment

### Strategic Objectives:

- 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 NE1 - 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

#### **Q32 Do you support or object to Policy NE1?**

Support.....  Object.....

#### **Q33 Please make any comment you have in relation to Policy NE1 below**

## Policy NE2 - 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.

**Q34 Do you support or object to Policy NE2?**

Support.....

Object.....

**Q35 Please make any comment you have in relation to Policy NE2 below**

Policy NE3 - Dark Skies

Development must respect the Neighbourhood Area's dark skies.

Development should aim to minimise light pollution by avoiding obtrusive external property lighting.

**Q36 Do you support or object to Policy NE3?**

Support.....

Object.....

**Q37 Please make any comment you have in relation to Policy NE3 below**

Policy NE4 - 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.

**Q38 Do you support or object to Policy NE4?**

Support.....       Object.....

**Q39 Please make any comment you have in relation to Policy NE4 below**

Policy NE5 - 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

**Q40 Do you support or object to Policy NE5?**

Support.....

Object.....

**Q41 Please make any comment you have in relation to Policy NE5 below**

## 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 INF1 - 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.

### **Q42 Do you support or object to Policy INF1?**

Support.....  Object.....

### **Q43 Please make any comment you have in relation to Policy INF1 below**

## Policy INF2 - 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.

### **Q44 Do you support or object to Policy INF2?**

Support.....

Object.....

### **Q45 Please make any comment you have in relation to Policy INF2 below**

Policy INF3 - 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.

**Q46 Do you support or object to Policy INF3?**

Support.....

Object.....

**Q47 Please make any comment you have in relation to Policy INF3 below**

## 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 HA1 - 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.

#### **Q54 Do you support or object to Policy HA1?**

Support.....       Object.....

#### **Q55 Please make any comment you have in relation to Policy HA1 below**

Thank you for completing this survey.

Please return your completed form to (no stamp required) to Stratford-on-Avon District Council, FREEPOST RTJX-GHEE-ZUCS, Consultation Unit, Elizabeth House, Church Street, STRATFORD-UPON-AVON, CV37 6HX.