



## **DECISION STATEMENT**

### **NEIGHBOURHOOD PLAN PROCEEDING TO REFERENDUM**

#### **1. Quinton Neighbourhood Development Plan**

- 1.1 I confirm that the Quinton Neighbourhood Development Plan (QNDP), as revised according to the modifications set out below, complies with the legal requirements and Basic Conditions set out in the Localism Act 2011, and with the provision made by or under sections 38A and 38B of the Planning and Compulsory Purchase Act 2004. The Plan can therefore proceed to referendum. Given current circumstances, it is not currently possible to estimate when a referendum could be held.
- 1.2 I also declare that I have no personal or prejudicial interest in respect of this decision.

Signed

A handwritten signature in black ink that reads "JCP Careford". The signature is written in a cursive style with a horizontal line underneath the name.

John Careford,  
Head of Development

#### **1. Background**

- 2.1 The District Council confirms that for the purposes of Regulation 5 (1) of The Regulations Quinton Parish Council is the "Qualifying Body" for their area.
- 2.2 In September 2014, Quinton Parish Council requested that, in accordance with section 5(1) of the Neighbourhood Planning (General) Regulations 2012 ("The Regulations"), the Parish of Quinton be designated as a Neighbourhood Area, for which a Neighbourhood Development Plan will be prepared.
- 2.3 In accordance with Regulation 6 of the Regulations, Stratford-on-Avon District Council placed on their website this application, including a Parish boundary map, for a 6 week period between 14<sup>th</sup> September 2014 and Monday 27<sup>th</sup> October 2014. In addition, it publicised the application by

issuing a press release. Similarly, the relevant application, together with details of where representations could be sent, and by what date, was advertised within the appropriate Parish via the Parish Council.

- 2.4 The District Council designated the Quinton Neighbourhood Area by way of approval of The Cabinet on 19<sup>th</sup> January 2015.
- 2.5 In accordance with Regulation 7 of The Regulations, the decision to designate the Quinton Neighbourhood Area was advertised on the District Council website together with the name, area covered and map of the area.
- 2.6 The Parish Council consulted on a pre-submission version of their draft Neighbourhood Development Plan between 17 May 2021 and 27 June 2021 fulfilling all the obligations set out in Regulation 14 of The Regulations.
- 2.7 The Parish Council submitted their Neighbourhood Development Plan to Stratford-on-Avon District Council in May 2021 in accordance with Regulation 15 of The Regulations.
- 2.8 The District Council publicised the submitted Plan and its supporting documents for 6 weeks between 27<sup>th</sup> January 2022 and 11<sup>th</sup> March 2022 in accordance with Regulation 16 of The Regulations.
- 2.9 Louise Brooke-Smith was appointed by the District Council to independently examine the Plan in May 2022 and the Examination took place between June 2022 and August 2022, with the final Examiner's report being issued on 3<sup>rd</sup> August 2022.
- 2.10 The Examiner concluded he was satisfied that the Quinton Neighbourhood Development Plan was capable of meeting the legal requirements set out in the Localism Act 2011, including meeting the Basic Conditions, subject to the modifications set out in her report, as set out in the table below.
- 2.11 Schedule 4B s.12 to the Town and Country Planning Act 1990, as inserted by the Localism Act 2011, requires that a Local Authority must consider each of the recommendations made in the Examiner's report and decide what action to take in response to each recommendation. If the Local Authority is satisfied that, subject to the modifications made, the draft Neighbourhood Development Plan meets the legal requirements and Basic Conditions as set out in legislation, a referendum must be held on the 'making' (adoption) of the Plan by the Local Authority. If the Local Authority is not satisfied that the plan meets the basic conditions and legal requirements then it must refuse the proposal. Should a referendum take place, a majority of residents who turn out to vote must vote in favour of the Neighbourhood Plan (50% plus one vote) before it can be 'made'.
- 2.12 The Basic Conditions are:
  1. Have regard to national policy and guidance issued by the Secretary of State.
  2. Contribute to the achievement of sustainable development.
  3. Be in general conformity with the strategic policies contained in the development plan for the area of the Authority (or any part of that area).
  4. Does not breach, but is otherwise compatible with EU obligations – this includes the SEA Directive of 2001/42/EC and Human Rights requirements.

**Examiner's Recommendations and Local Authority's Response (Regulation 18(1))**

Examiner's Recommendation (incl. page number in the report)	Section/page no. in submission draft NDP	SDC Decision and reason	New text or amendment to original text, as applicable – as shown in Referendum version NDP
<b>Page 15</b>			
While the document remains readable, it would assist if the ordering and position of figures through the document were sequential.	Throughout	<i>Modification Agreed.</i>  The proposed modification is required for clarity and accuracy.	Amend figures so numbering is sequential
<b>Pages 18-19</b>			
<p>Amends to policy HO.1</p> <p>Bullet points 2 and 3, which should be redrafted as follows; All areas outside the built-up area boundary are classed as countryside. New dwellings within the countryside will be controlled accordingly and limited to those exceptions defined in Policy AS.10 and CS.15 of the Core Strategy.</p> <p>These concern; • Rural exception sites • Replacement dwellings and dwellings 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 reuse of redundant or disused buildings which enhances the setting of that property • The subdivision of an existing dwelling • A new dwelling, the design of which is of exceptional quality • Small-scale community led housing schemes to meet an identified local need, adjacent to the built-up area boundary (BUAB)</p> <p>Bullet point 5 - It is recognised that self-build and custom house building projects may be considered adjacent to the built-up area boundary, as per the provisions of the Stratford on Avon Site Allocations Plan Policy SAP.6 and</p>	Introduction	<i>Modification Agreed</i>  The proposed modifications are required for clarity and accuracy.	<p>Amended/ removed – line strike through. Added – in <b>BOLD</b></p> <p>Amend Policy HO.1 as follows:</p> <p>All areas outside the built-up area boundary are classed as countryside. <b>All</b> New dwellings within the countryside will be <del>strictly</del> <b>controlled accordingly</b> and limited to those exceptions defined in Policy AS.10 <b>and CS.15</b> of the Core Strategy.</p> <p><del>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.</del> <b>These concern; • Rural exception sites • Replacement dwellings and dwellings 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 reuse of redundant or disused buildings which enhances the setting of that property • The subdivision of an existing dwelling • A new dwelling, the design of which is of exceptional quality • Small-scale community led housing schemes to meet an identified local need, adjacent to the built-up area boundary (BUAB).</b></p> <p>It is recognised that self-build and custom house building <b>projects</b> may be considered adjacent to built-up area boundaries as per the provisions of the Stratford on Avon Site Allocations Plan Policy SAP.7 <b>6 and emerging revisions.</b></p>

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<p>emerging revisions.</p> <p>Reference should also be made to CS.15 and to Policy SAP.6 and the Site Allocations Plan Preferred Options June 2022, in the list of references documents and in the Basic Conditions Statement.</p> <p>Policy HO2</p> <p>Reserve Site is clear in that it identifies land to the east of Goose Lane for a potential 30 units, should there be a future need. The policy at the second bullet point refers to the need for an updated landscape sensitivity assessment for 'reserves' site. Given only one site is presented as a reserve site, there does not appear to be a need for this to be in plural.</p>			<p>Basic Conditions Statement and References Documents – Make reference to CS.15 and Policy SAP.6.</p> <p>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.</p>
<b>Pages 20</b>			
<p>Policy HO.4</p> <p>Fully reference HMG First Homes policy and include a date of its publication. - add the phrase 'and any subsequent Housing Needs Survey' at the end of bullet 2.</p> <p>Para 6.1.1; further to my comments above with regard to the Long Marston Airfield, the phrase 'adjacent to the area boundary' is misleading and hence should be removed.</p> <p>Para 6.1.2; add the phrase 'as at the time of writing' at the end of the main paragraph.</p>	Housing	<p><i>Modification Agreed</i></p> <p>The proposed modifications are required for clarity and accuracy and to meet Basic Conditions.</p>	<p>Amended/ removed – line strike through. Added – in <b>BOLD</b></p> <p>Proposed developments should also be in conformity with the requirements of the Government's 'First Homes' policy <b>and any subsequent Housing Needs Survey</b>.</p> <p><b>First Homes Policy, Department for Levelling Up, Housing and Communities , May 2021.</b></p> <p>Para 6.1.1 The Quinton Neighbourhood Area is outlined on the map in Figure 2 - Quinton Neighbourhood Area Boundary, by the pink dotted line. <del>Adjacent to the area boundary</del> 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.</p>

Examiner's Recommendation (incl. page number in the report)	Section/page no. in submission draft NDP	SDC Decision and reason	New text or amendment to original text, as applicable – as shown in Referendum version NDP
<p>Para 6.1.3; add the word 'Quinton' in front of Neighbourhood Plan, to avoid any confusion.</p> <p>Para 6.1.4; indicate the development referenced as Marston Edge, on a plan. This could either be a new plan which could also indicate the sites referenced in paragraph 6.1.5 through to 6.1.8 or as additional annotations to Figure 2.</p> <p>Para 6.1.17; to avoid confusion, it should be clarified whether the development of Quinton Fields and Swithin's Wood were included within the housing targets for the approved Core Strategy, or not.</p> <p>I am aware that paragraph 6.1.40 fails to note recent planning consents. This should be corrected and updated as it supports and helps clarify the alignment of the BUAB and the emerging SAP 202</p>			<p>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 <b>at the time of writing.</b></p> <p>A further 364 houses now has reserved matters approved with Wychavon District Council for a site on the south west boundary of the <b>Quinton</b> Neighbourhood Area with access from the B4632 Campden Road.</p> <p>Para 6.1.4 – New plan to show the development referenced as Marston Edge.</p> <p>Para. 6.1.17 <b>The housing numbers associated with these developments were included within the housing targets for the approved Core Strategy</b></p> <p>Para 6.1.40 Sites 4 and 22 are part of Henney's Farm owned by Magdalen College. The College has <del>applied for</del> <b>received</b> 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.</p>
<b>Pages 28</b>			
<p>Policy HD.1</p> <p>Modification; clarification should be provided as to the authors of the Design Guide attached at Appendix 4 and appropriate explanatory text should be included at</p>	Policy H1	<p><i>Modification Agreed.</i></p> <p>The proposed</p>	<p>Amended/ removed – line strike through. Added – in <b>BOLD</b></p> <p>National Design Guide, <b>Department for Levelling up, Housing and Communities</b>, (2021)</p> <p>Para 6.2.11</p>

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paragraph 6.2.11 of the NP		modifications are required for clarity and accuracy.	This Plan complements the <b>Government's Design Guide</b> SPD by defining the Neighbourhood Area's local identity (see Appendix 4 - Design Guide).
<b>Pages 32-44</b>			
<p>Policy NE.1</p> <p>The alignment of the BUAB needs to be correctly indicated on Figure 12, to align with Figure 9, providing Figure 9 is the accurate alignment.</p> <p>Site 1a needs to be amended in accordance with the comments above</p> <p>Site 8 needs to be accurately identified to accord with the permitted landscape plans for the wider site.</p> <p>Sites 9, 12 and 14 should be removed from Policy NE.1 Local Green Spaces.</p> <p>The last line of Policy NE.1 should read '.....provided the schemes do not adversely affect the primary function of the green space.'</p> <p>Policy NE.2</p> <p>That Figure 23 be included within the main section of the NP after paragraph 6.3.11.</p> <p>Policy NE.3</p> <p>Illustration at Figure 14 be presented in a clearer format and with full referencing and a date of publication.</p> <p>Policy NE.4 that Figure 17 is renumbered as advised above and follows paragraph 6.3.18.</p>		<p><i>Modification Agreed</i></p> <p>The proposed modifications are required for clarity and accuracy and to meet Basic Conditions.</p>	<p>The last line of Policy NE.1 should read '.....provided the schemes do not adversely affect the primary function of the green space.'</p>
<b>Page 46</b>			

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<p>Policy INF.2</p> <p>I suggest that bullet point 3 and the subsequent bullets, be rewritten as follows; 'Proposals to erect new dwellings should consider including the following measures; The adoption of 'domestic grey water recycling' The separation of foul and surface water in all new development and in cases of redevelopment</p> <p>The list of reference documents is clear although it would provide confidence to the reader if full details of the 'Ordinary Watercourse Land Drainage Consent Guidance Document' are provided, namely the author / issuing authority / date.</p>		<p><i>Modification Agreed</i></p> <p>The proposed modifications are required for clarity and accuracy and to meet Basic Conditions.</p>	<p>Proposals to erect new dwellings should <del>include</del> <b>consider including the following</b> measures to: Suitable techniques for "domestic grey water recycling" <del>should be adopted where it will reduce the volume of "buffer" storage required above.</del> <b>The separation of foul and surface water in all new development and in cases of redevelopment.</b></p> <p>Reference document:  Ordinary Watercourse Land Drainage Consent Guidance Document. <i>Please add author and date</i></p>
<p><b>Page 52</b></p>			
<p>Policy HA.1</p> <p>Figure 21 indicating listed properties followed paragraph 6.5.6.</p> <p>Paragraph 6.5.9 contains a typographical error; 'Meon Hill Fort is a..' which should be addressed.</p> <p>It is suggested that the correct reference in paragraph 6.5.16 should be to Fig 20 and that the reference in paragraph 6.5.17 should be to Fig 18 and Fig 19. This matter requires confirmation and correction.</p>	<p>Policy H3</p>	<p><i>Modification Agreed</i></p> <p>The proposed modifications are required for clarity and accuracy and to meet Basic Conditions.</p>	<p>Moved Figure 21 to follow para 6.5.6</p> <p>Meon Hill Fort is as 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.</p> <p>Para 6.5.16 - The locations of ridge and furrow fields shown in Figure <del>17</del> <b>20</b> 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.</p> <p>Para 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</p>

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			<p>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 <del>15 and 16</del> <b>18 and 19</b> for examples of such farmland</p>



**Assessment of the Neighbourhood Plan as a whole, against the three dimensions of sustainable development, as set out in the National Planning Policy Framework (NPPF):**

<b>Sustainable Development Role (NPPF)</b>	<b>Neighbourhood Development Plan's Contribution</b>
Economic	If implemented these policies will have a positive impact on the local economy, safeguarding jobs and local services.
Social	<p>The Neighbourhood Plan sets a framework that will help to support the achievement of sustainable social development.</p> <p>The Plan promotes the retention and improvement of local community facilities and services.</p> <p>The Plan looks to safeguard and promote improvements of locally important sites.</p> <p>Policies seek to promote the local distinctiveness of the area, and conserve and enhance heritage assets.</p>
Environmental	<p>The Neighbourhood Plan includes a number of policies that support environmental sustainability for the community.</p> <p>The Plan has policies that look to protect heritage assets, natural features, biodiversity, valued landscapes as well as designate areas of Local Green Space.</p> <p>The NDP includes policies to protect the natural environment for future generations which have a positive impact on the environmental sustainability of the plan.</p>

3.1 The District Council concurs with the view of the Examiner that:

- Subject to the modifications above, the Quinton Neighbourhood Plan meets the Basic Conditions set out in paragraph 2.12 above; and
- The referendum area should be coterminous with the neighbourhood area.

#### **4. Availability of Decision Statement and Examiner's Report (Regulation 18(2))**

This Decision Statement and the Examiners Report can be inspected online at:

[Quinton Neighbourhood Plan | Stratford-on-Avon District Council](#)

And can be viewed in paper form at:

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