

QUINTON NEIGHBOURHOOD DEVELOPMENT PLAN

OPEN DAY 13 APRIL 2019

PURPOSE OF TODAY

- **SHARE OUR VISION FOR QUINTON PARISH**
- **SHARE OUR DRAFT PROPOSALS ON GREEN SPACES, LANDSCAPE VIEWS AND HOUSING**
- **THESE ARE 3 AREAS RELEVANT TO THE NDP THAT WERE HIGHLIGHTED IN THE RESIDENTS SURVEY**
- **WE ARE LOOKING FOR YOUR COMMENTS AND INPUT**
- **THERE WILL BE FURTHER CONSULTATION WITH RESIDENTS ONCE WE HAVE FINALISED OUR PROPOSALS LATER THIS YEAR**

THE NDP : A REMINDER

- **The Neighbourhood Development Plan will represent the views of Quinton Parish residents on the future development of the parish**
- **It will only be adopted (ie come into force) if supported by the majority in a referendum**
- **Once adopted it has legal force and Stratford District Council must take it into account when considering proposed planning developments in Quinton**
- **The NDP covers proposals on aspects such as :
Protection of Green Spaces and Landscape views;
future Housing development and infrastructure,
Protection of heritage assets and the environment.**
- **The NDP must also be consistent with National and District Planning Policies**
- **Before residents can vote on the proposed NDP, it must be approved by an external examiner**

NDP : VISION STATEMENT

This vision sets a strategic context for the Quinton Neighbourhood Development Plan.

- **Quinton Parish continues to be a desirable place to live and is thriving with a strong sense of community.**
- **The parish remains an attractive and largely rural settlement set in beautiful Cotswold countryside characterised by open views and green spaces featuring the Cotswolds AONB and Meon Hill.**
- **The built up housing areas continue to complement the parish character by being either within the boundaries of the existing villages and hamlets or in new developments on the outskirts of the parish along the North West side of the Campden Road.**
- **The villages of Lower and Upper Quinton at the heart of the parish maintain their distinct character and boundaries.**
- **The heritage assets, landscape and green spaces of the parish are preserved and protected including the open views within and into and out of the parish.**
- **The services and facilities within the parish are maintained and developed to ensure that future generations are attracted to live in the parish and that the community thrives.**

RESIDENTS SURVEY KEY FINDINGS

HOUSING

- 1. 82% did not want to see future housing built around the built-up boundaries of Lower and Upper Quinton villages (see the map for these boundaries)**
- 2. For any new developments, the following were rated as very important : drainage/flood protection (94%), adequate off street parking (89%), designs that reflect the size/appearances of existing villages (84%)**
- 3. The provision of sheltered accommodation for the elderly and also starter homes for young people were also seen as important**

GREEN SPACES AND LANDSCAPE

- 4. 83% wanted to see views of Meon Hill and the Area of Outstanding Natrural Beauty protected**
- 5. 70% wanted to preserve the existing separate identities of Lower and Upper Quinton villages**
- 6. 60% supported the development of a full Green Spaces Plan to help protect and manage existing green spaces**
- 7. 87% want to preserve mature trees and hedgerows, 78% to preserve footpaths and bridleways and 71% preserve wildlife habitats**

LOCAL GREEN SPACES

To be designated as a Protected Local Green Space, it must:

- Be reasonably close & within an easy walk of local community
- Plus...It must have at least one of the following. It must have particular local significance due to having :
 - Beauty ***and/or***
 - Historic significance (*e.g. archaeological or social*) ***and/or***
 - Recreational value (*e.g. playing fields, paths*) ***and/or***
 - Tranquillity or richness of wildlife/biodiversity ***and/or***
 - It is local in character (*e.g. mix of open spaces and houses, views of hills*) ***and/or***
 - It is demonstrably special to Quinton

PROTECTED GREEN SPACES – DRAFT PROPOSALS (1)

Local green spaces:

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. The Local Green Spaces for Quinton Parish are proposed as follows :

Lower Quinton

1. Swithins Wood – 3 small greens
2. Millfield Close green
3. Primary School Playing Field
4. Village Hall Playing Field
5. Allotments Back Lane
6. St Swithins Church grounds
7. Village greens between the pub and Church
8. New green space in the Bromfords development
9. The Firs – small green at the entrance
10. The Fordway green
11. Green near Goose Lane
12. Thackeray Close green

Upper Quinton

13. The main Village Green
14. Orchard bordering the Village Green

Meon Vale

15. Various green spaces in the development

**For details of each please look at the handouts on the table
(DO NOT TAKE THESE AWAY PLEASE)**

GREEN SPACES

Draft Proposals

Valued landscapes, vistas and skylines:

Development proposals must demonstrate that they are appropriate to and in harmony with the character of the landscape. They must conserve and where possible enhance the character of the landscape.

Development proposals should ensure that all valued landscapes, vistas and skylines as follows are maintained and safeguarded :

- A) All views of St. Swithin's Church and its tall spire, including those from the B4632, Main Road, Goose Lane, Back Lane and Taylors Lane;
- B) All views of Meon Hill, including those from the B4632, Meon Vale, Main Road, Goose Lane, Back Lane, Taylors Lane and Upper Quinton village green;
- C) Views across fields, including ridge and furrow land from Meon Vale, Back Lane and Taylors Lane;
- D) Views across fields towards Admington from Main Road and St. Swithin's Church;
- E) The treed skyline of Meon Hill.

Village verges:

This plan designates two verges at the following locations in the villages of Upper and Lower Quinton:

- a. The verges along Taylors Lane in Upper Quinton up to the derestricted sign
- b. The verges along the whole length of Back Lane

Proposal : Development or alteration of these verges that would harm their special character will not be permitted unless there are very special circumstances which would outweigh the harm done.

LANDSCAPE and VIEWS

Draft Proposals

Dark skies:

The rural parish of Quinton is an area of dark skies where stars and the moon are clearly visible at night and both humans and wildlife are protected from unneeded light pollution.

Proposal : Street and domestic lighting will be limited to what is necessary and the quality of the light will be monitored to assure that its pollution is as low as possible.

Footpaths, bridleways and cycle paths:

Proposal : The parish of Quinton hosts several footpaths of national importance which also provide shorter local routes. Any development must respect, enhance and protect all the public rights of way in the Parish so that access to the countryside is maintained. Footpaths, bridleways and cycle paths will be maintained and, where possible, improved.

There is one bridleway commencing at The Brake House in Back Lane, Lower Quinton and runs east to Redbrook Manor for the use of walkers, cyclists and horse riders.

The AONB is rich in public paths and trails and the area within the Parish boundary has Meon Hill at its centre which is circled by three fully waymarked National Ways:

The Monarch's Way which travels 625 miles from Worcester to Brighton and passes diagonally through the Parish and both Lower and Upper Quinton Villages. It approximates to the escape route used by Charles II in 1651 after his defeat at the Battle of Worcester;

Warwickshire Centenary Way commences at Kingsbury Water Park in the North of the County and wends its way south 100 miles to finish in Upper Quinton;

The Heart of England Way which also travels 100 miles from Cannock Chase to Bourton on the Water passing through the Parish from North to South and both Lower and Upper Quinton Villages.

The AONB (area of outstanding natural beauty):

The Cotswold Area of Outstanding Natural Beauty is the largest AONB in England. Three fingers of this AONB push northwards into Warwickshire. One of these fingers forms the AONB in and around the village of Upper Quinton. The AONB covers most of the village of Upper Quinton and extends down Goose Lane towards Lower Quinton.

Proposal : In line with national and local policies this area must be strictly protected against any development unless it complements and is in harmony with this protected landscape.

HOUSING – DRAFT PROPOSALS

Context : Quinton parish has already met its requirement for the Stratford District Housing Plan up to 2031.

It is recognised that Stratford District wishes to identify ‘reserve sites’ within the parish that would be considered for housing in case there is a shortfall due to unbuilt developments elsewhere.

The proposals below reflect the views expressed in the residents survey.

Proposal 1 : Any such sites in Quinton parish should respect the views of residents that these should not extend the current built up boundaries of Upper and Lower Quinton villages.

Proposal 2 : In-fill and conversion developments within the existing village boundaries should be considered on their merits provided they respect the character and scale of existing buildings.

Proposal 3 : A potential development at the Airfield House brownfield site on the NW side of the Campden Road has been put forward by the landowner. In the view of the Parish Council this could be supported within the NDP as a ‘reserve site’ as it does not impinge on either the Quinton village boundaries or the valued landscape views and vistas.

Proposal 4 : Outcomes of the Quinton Housing Needs survey should be taken into account when considering future housing developments.

