

Councillor Paul Milliken  
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Friday Street  
Lower Quinton  
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By email only to: [consultation@quinton-plan.org](mailto:consultation@quinton-plan.org)

25 June 2021

Dear Councillor Milliken,

## QUINTON NEIGHBOURHOOD DEVELOPMENT PLAN

Thank you for consulting the Cotswolds Conservation Board on the draft Quinton Neighbourhood Development Plan (NDP).

We are pleased to see that the draft NDP makes multiple references to the Cotswolds Area of Outstanding Natural Beauty (AONB) and to the factors that contribute to the natural beauty of this nationally important landscape including landscape and scenic beauty, tranquillity, dark skies, cultural heritage and natural heritage.

Our main concern with the draft NDP relates to the issue of 'key views' (i.e. Figure 23 and Policy NE.2 (Valued Landscapes) and associated explanatory text (paragraphs 6.3.6 – 6.3.11)). Whilst we are pleased to see the recognition given to views looking towards Meon Hill, we are concerned that the proposed key views do not include views from the Heart of England Way, Monarch's Way and Centenary Way on Meon Hill, looking north / north-west across the Vale of Evesham.

As mentioned in the draft NDP, Meon Hill is an outlier of the Cotswold escarpment. As such, in the Cotswolds AONB Landscape Character Assessment, it forms part of Landscape Character Type (LCT) 1 - Escarpment Outliers ([link](#)). The dramatic panoramic views from the escarpment outliers, looking over the vale, are one of the key features / characteristics of LCT 1.

As explained in the Board's 'Development in the Setting of the Cotswolds AONB' Position Statement ([link](#)), great weight should be given to the impact of development outside the AONB on views from the AONB. In the context of Landscape and Visual Impact Assessments (LVIAs), views that are experienced by receptors on promoted recreational routes (such as the Monarch's Way, etc.) have more value / weight than views from 'ordinary' public rights of way or from roads.

The amount of development that has already taken place, is committed or is being proposed in Meon Vale, Long Marston airfield and Lower Quinton makes this issue particularly significant. With Upper Quinton currently being included in the Quinton 'Local Service Village' there is also development pressure within the AONB itself. The potential re-opening of the Stratford-Honeybourne train line and the opening of a train station in the Long Marston area would add further development pressure in the Quinton NDP locality.

### Cotswolds Conservation Board

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The Cotswolds National Landscape is a designated Area of Outstanding Natural Beauty (AONB), managed and looked after by the Cotswolds Conservation Board.

[cotswoldsaonb.org.uk](http://cotswoldsaonb.org.uk)

*Chairman:*  
**Brendan McCarthy**  
*Vice Chair:*  
**Rebecca Charley**

We therefore recommend that the NDP should identify key, named views looking north / north-west from:

- the Heart of England Way on Meon Hill (@ GR: SP17544619 and GR:SP17144582); and
- the Monarch's Way / Centenary Way on Meon Hill (@ SP18004598).

On a related point, you may be interested to see our recent response to the South Warwickshire Local Plan Scoping consultation (attached) in which we set out some key principles and recommendations relating to development in the Quinton / Meon Vale / Long Marston area.

With regards to the statements in paragraph 2.5 of the draft NDP, regarding the presumption in favour of sustainable development, it is worth noting that the 'tilted balance' in favour of granting planning permission does not apply were the application of AONB-related policies provide a clear reason for refusing development. A 'clear reason for refusal' can potentially include the adverse impacts of development outside the AONB on views from the AONB. This issue is also relevant to paragraph 6.131 of the draft NDP.

Incidentally, the issue of the presumption in favour of sustainable development is now addressed in paragraph 11 of the National Planning Policy Framework, not paragraph 14 (following the updating of the NPPF in 2019).

If you have any queries regarding this consultation response then please do not hesitate to get in touch.

Yours sincerely,

A handwritten signature in black ink that reads "John Mills". The signature is written in a cursive style with a long, sweeping underline.

John Mills  
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