



Local Development Framework

Core Strategy

Presentation by Paul Harris



Local Development Framework

- Will replace the current District Local Plan
- Will manage the amount, location and nature of development up to 2026
- Has to take account of national planning policy
- Has to be consistent with provisions of Regional Spatial Strategy



Core Strategy – part of the LDF

- It will help to achieve the aspirations of the District's Sustainable Community Strategy
- It will set the objectives for planning policies and decisions
- It will identify specific locations for new homes, jobs and services
- It will help communities meet their own needs



The process so far...

Issues & Options (May 2007)

-identified 6 distinct options for development:

1. Concentrated in Stratford-upon-Avon
2. Concentrated in Main Rural Centres
3. Spread around most towns and villages
4. A new settlement
5. Along public transport routes
6. Large rural brownfield sites



Results of Issues & Options

General Holds Business*

Stratford-u-Avon	19%	18%	28%
Main Rural Centres	14%	10%	15%
All settlements	31%	25%	48%
New settlement	2%	4%	n/a
Public transport	4%	13%	n/a
Rural brownfield	6%	25%	18%
Other	23%	6%	7%

* Respondents could support more than one option



RSS Revision Panel Report

The Panel made the following recommendations to the Sec. of State:

- Increase housing requirement from 5,600 dw. to 7500 dw. for the period 2006-2026
- An additional 68 hectares of employment land to be provided
- SuA is the optimum location for a substantial amount of affordable housing provision
- Scale of development can be provided without recourse to a new settlement



Consultation Core Strategy

A 'moderate dispersal' approach

The following distribution of housing is proposed on identified sites:

Stratford-u-Avon	2110 dw.	40%
Main Rural Centres	1545 dw.	30%
Smaller villages	950 dw.	20%
Rural brownfield	500 dw.	10%
Total	5105 dw.	100%



Consultation Core Strategy (cont.)

Approach to development in Stratford-upon-Avon and Main Rural Centres

- A range of sites are proposed for housing development
- Anticipated that c.35% of housing on these sites will be affordable with occupancy controls, subject to viability assessment
- Policies would not prevent other schemes coming forward specifically to meet an identified local housing need



Consultation Core Strategy (cont.)

Approach to development in villages:

A specific allowance is now made based on:

- (i) A wider range of villages covered – to be known as Local Service Villages
- (ii) Continuation of the 'local choice' policy
- (iii) A more proactive approach by the District Council for those LSVs where a need is proven and schemes don't come forward



Consultation Core Strategy (cont.)

- (i) A wider range of villages to be covered
 - A village has to satisfy at least two of the following criteria:
 - should have 100 or more dwellings
 - should have at least three out of four key facilities – general store, primary school, pub, community hall
 - should be served by at least an hourly bus service during daytime

About 40 villages meet these criteria.

Rural Housing Exception policy will continue for all other villages



Consultation Core Strategy (cont.)

- (ii) Continuation of the 'local choice' policy
 - Scope for small-scale schemes to meet housing and employment needs identified by a local community
 - Schemes need to:
 - be supported by robust evidence and show how need identified would be met
 - have strict mechanisms over occupancy
 - use brownfield land if available and suitable
 - ensure that the character of the local area is maintained



Consultation Core Strategy (cont.)

- (iii) A more pro-active approach if necessary
- For those Local Service Villages that are not delivering the 'local choice' policy
 - District Council will work with community to identify needs and how they can be met
 - A specific plan will be produced covering these villages to identify appropriate sites
 - Will wait until c.2012 before starting to produce such a plan to give 'local choice' more time
 - Need to show that housing allowance for Local Service Villages can be achieved



Consultation Core Strategy (cont.)

Consultation arrangements:

- Plan can be viewed on District Council website www.stratford.gov.uk/corestrategy
- Copies are at all District Council offices and in all libraries in the district
- Comments can be submitted electronically on the form provided on website
- Paper form can be provided on request
- Closing date for comments is 8 April
- Ring 01789 260319 for assistance



Core Strategy – next steps...

- Proposed Submission version published for formal representations to be made
- Core Strategy and representations submitted to Secretary of State
- Examination in Public
- Binding Inspector's Report
- Adoption if 'sound'

Implications of General Election?