

Core Strategy Special - Progress on a new draft plan for Stratford District

Stratford-on-Avon District Council needs to have an up to date plan in place to guide development to the right places and against which to make decisions on planning applications.

During February/March 2012 the District Council is seeking your views on the latest draft of the Core Strategy. This is the document which will replace the current Local Plan and will set the District wide direction for all future development until 2028.

Changes to the planning system

The Government is making changes to the planning system and has recently consulted on new national policy guidelines. The Localism Act (December 2011) provides for the abolition of regional strategies and 'top down' housing targets. It also enables parishes and neighbourhoods to prepare plans for their local areas. The District Council will need to co-operate with neighbouring authorities and agencies to ensure that the Core Strategy can be achieved.

Collecting new Evidence

As a result of these changes the District Council is producing a further draft of the Core Strategy and to do this it needs to update the evidence – the facts, figures and environmental, economic and social information - to support the policies in the Plan. The Council has commissioned independent research to help provide information about the District and its future needs.



Evidence studies produced for the District Council include:

Housing Provision Options Study: recommends the number of new homes needed to be built up to 2028, based on population trends, people moving into the District and economic and employment provision.

The District Council decided that 8,000 new homes should be built over that time and spread around the towns and villages of Stratford District.

Employment Land Study: assessed the amount and type of land that is needed in the District for office, industrial, and warehouse/distribution, to assist in maintaining the economic health of the area and in supporting a supply of job opportunities for residents.

It recommended that between 20-30 hectares of additional employment land is provided over the plan period.

Comparison Retail Study: examined how much floorspace will be needed in Stratford-upon-Avon town for non-food shops based on the projected increase in population.

The study recommended a further 3,850 square metres of floorspace in the town centre for 'non-bulky' goods such as clothes, shoes and books, although none is needed until after 2018. There is also about 8,000 square metres of floorspace needed for 'bulky' goods such as furniture, electrical goods and DIY in the town by 2028. (For comparison purposes Tesco in Stratford is approximately 6,500 square metres.)

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Gypsy and Traveller Accommodation Assessment: examined the need for additional authorised gypsy and traveller sites in the District. It also looked into the services for residents on existing sites.

The study found that 52 additional pitches are required over the next 5 years and from 2016 an extra 10 pitches every 5 years up to 2028.

Landscape Sensitivity Study: looked at the degree to which landscape within and on the edge of the main towns and villages in the District is sensitive to change that would arise from building houses or commercial properties..

Green Infrastructure Study: identified the network of open spaces within and between our towns and villages, including rivers, canals, woodland, parks, gardens and allotments and other green areas. It seeks to strengthen these networks and enhance them.

Sustainability Appraisal: tested the social, economic and environmental effects of the Draft Core Strategy to ensure that future development takes place in the most sustainable locations.

Work will commence shortly with Warwickshire County Council on **Transport Modelling** for the District, which will test the implications of future housing and employment growth and distribution on the transport network.

To look at the evidence reports in more detail go to www.stratford.gov.uk/planning/planning-3812.cfm

How can I be involved?

The Draft Core Strategy 2012 was published for public consultation for a six weeks period on 16 February 2012.

The plan can be viewed at www.stratford.gov.uk/dcs2012 and there is an online response form that we would encourage people to use. Alternatively, CD versions and hard copies of the document can be obtained from the

Policy Team
Stratford-on-Avon District Council
Elizabeth House
Church Street
Stratford-upon-Avon
CV37 6HX.

There will be a cost price charge for hard copies.

Written consultation responses can also be sent to the above address or emailed to the Policy Team using planning.policy@stratford-dc.gov.uk

Alternatively you can visit us at one of our scheduled public consultation events which will be advertised in the local press, in public libraries, on Parish Council noticeboards and online at www.stratford.gov.uk

The deadline for making comments is 5.00pm on Friday 20 March 2012.

Contact details

The District Council keeps contact details for Town and Parish Councils regularly up to date. In addition, Parishes may be aware of local or community groups who should be consulted. If you let us know we can add their details to our consultation database*.

If any Partners have recently changed their contact details please could you email them to sue.nash@stratford-dc.gov.uk. This will enable us to update our consultation database and ensure that you are kept informed about progress on the Core Strategy and other local planning documents.

* Stratford-on-Avon District Council is under a duty to protect the public funds it administers, and to this end may use the information you have provided for the prevention and detection of fraud. It may also share this information with other bodies responsible for auditing or administering public funds for these purposes.

For further information, see www.stratford.gov.uk/datamatching