



12/11/2023.

Dear Sir / Madam,

I wish to object, in the strongest possible terms, to the proposal, from SDC Planning dept, to demolish the current Boston Tea Party premises, (formerly St. Gregory's R.C. School), at the top of Henley Street, in order to create a carpark, as part of the Stratford Gateway Plan. I understand this plan will follow a Compulsory Purchase Order.

This proposal is wrong, on a number of levels, and to permit it to go ahead, a mistake for our town, & one which will later be regretted.

The reasons for my objection are as follows:-

① The premises in question, currently houses a popular & thriving business, of considerable benefit to the town, and its provision will be greatly missed, by both residents and visitors. It is interesting, that the proposal thus far, appears to not be ^{widely} in the public domain, as

yet, and I am confident, that very many residents of our Town, will raise considerable objection, once your proposals are more widely shared & the implications realized.

② The Building is a former Victorian School, and belongs to the history of the Town & the local Catholic Heritage, in particular. It is an attractive building, one of the nicer premises in the locale, and, already feature at the top of Henley Street, home of Shakespeares Centre & Birthplace. Only those with the minds of Philistines, would fail to appreciate this, and believe, that it is suitable for demolition, in order to create a carpark, of all things! I would call this decision - 'Structural Vandalism'!

③ As a member of the Parish of St. Gregorys, here in our Town, I feel that the Planning Dept, is guilty of unfair tactics in (a) not consulting our Parish Priest Fr. Alexander Austin / our Parish Council, prior to the proposals initiation, and (b) failing to give adequate time for objection / by setting a deadline of Dec 1st 2023. This feels like deliberate

Sidelining, and a complete disregard and disrespect, of our Catholic Community here in the Town, with our long-standing history of service to this community, both in terms of worship and Educational Provision. In fact, added to S. D. C. Planning Dept's recent decision, to turn down our Parish application, to develop Our Lady of Peace, Church Lane, Shottery, your actions, are beginning to feel, like there is some kind of movement towards-anti-Catholic, /anti-faith bias, from the District Council's dept. I hope I'm wrong.

④ You wish to create a car park, as part of the Stratford Gateway Plan. If you look only a short distance away, from the targeted premises, you will see a vacant piece of land, eminently suitable for this purpose, at the site of the former Stratford Picture House. This land has stood redundant for years now, and could be utilized as an alternative surely? Equally, there is vacant land, again idle for years, at the corner of Arden Street (site of former Bureau nightclub) and also the eyesore premises, of the former B.H.S. Building. Any argument, to suggest they

need to be developed to create revenue, falls flat, when you are suggesting demolishing a busy, existing thriving business, to achieve your goal.

⑤ I have visited the Council's website, to view your Strategic Development Plan, for the Town. In the documentation, you labour the point, that the Council seeks to protect that which enhances the town architecturally, to preserve its buildings of historical value, and, to secure a pleasing environment. Well, I would argue, that compared to a carpark facility, the Old Victorian School Building in question, is aesthetically much to be preferred & is already serving a useful community purpose & brings money & visitors, into the Town daily.

I am not convinced that the Planning Dept, has given this proposal adequate thought. Other decisions made by the dept, have been flawed and areas of our Town's planning prove this. Equally, the dept has gained a reputation sadly, for 'not playing with a straight

but when it comes to coherent decision making/thought.
eg. When Our Lady of Peace, applied for permission to develop those Church premises, the dept failed totally to make clear, that Shottery was considered as a separate entity to Stratford in terms of planning, and also, that it had already been decided, as policy, that Shottery (in that vicinity) should not be further developed. Lack of clarity, on behalf of the dept, has led to our Parish wasting more than 12 mths of time, not to mention expenses of planning incurred.

Also, when we view from the Church, across the opposing allotments on Church Lane, development taking place where garages used to stand, & two new houses are about to mar the view, you wonder, at the lack of consistency, in planning decisions - full stop.

I believe the proposal, to demolish the current Boston Tea (former St. Gregory's), is deeply flawed, and should be rejected outright, it being detrimental to our Town if undertaken, and alternative site(s) should be found.
Yours faithfully.

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