

## **Citizens Panel Autumn 2009 Housing Growth and Development Options**

Stratford-on-Avon District Council published a Draft Core Strategy for consultation in October 2008. This document demonstrated how the housing requirements set out in the Preferred Option of the Regional Spatial Strategy Phase 2 Revision could be met within the District. Whilst the draft Core Strategy identified a robust approach to meeting the housing requirement in the RSS Revision Preferred Option (i.e. 5600 dwellings from 2006 to 2026), it is now necessary for the Strategy to consider how it would deal with an increase in the housing requirement. The Panel who held a recent public examination of the RSS are recommending that the housing requirement for the District should be increased by 1900 dwellings meaning that a total of 7500 dwellings would need to be built between 2006 and 2026. We are seeking your views on potential development options to meet this housing growth.

### **Development Options to meet housing growth**

**Option 1 – Continue Existing Strategy** – This would continue the approach already adopted in the draft Core Strategy and identify further capacity for development in Stratford-upon-Avon and the Main Rural Centres to accommodate the additional housing growth. This would be in the form of further urban extensions using greenfield land. The Main Rural Centres identified in the District are: Alcester, Bidford-on-Avon, Henley-in-Arden, Kineton, Shipston-on-Stour, Southam, Studley and Wellesbourne.

**Option 2 – Small New Settlement** – This would comprise the development of a new (or expanded) community of about 2000 dwellings as an alternative to further development in Stratford-upon-Avon and the Main Rural Centres. This could involve the redevelopment of an existing brownfield site within the rural area or the identification of a greenfield site in the most sustainable location.

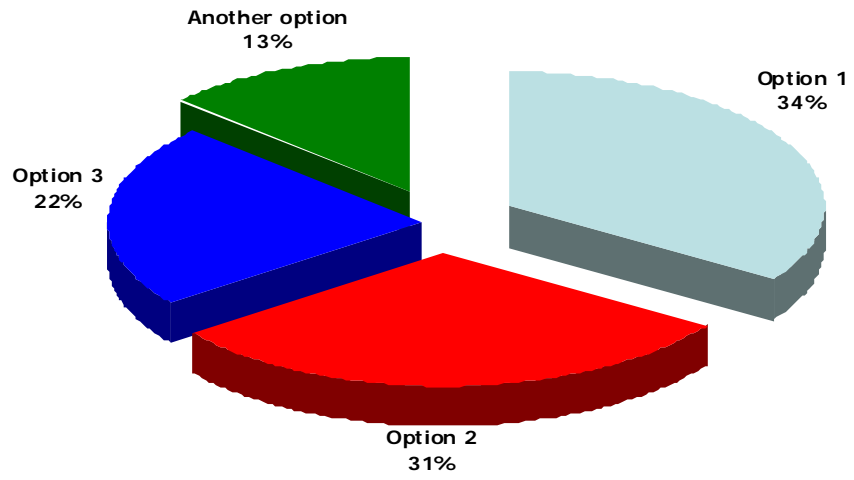
**Option 3 – Focus on Rural Settlements** – This option would identify additional capacity in the smaller villages either through the allocation of sites or a more flexible policy to enable small-scale development in villages. It is unlikely that this option would achieve the full amount of development required to meet the additional 1900 dwellings recommended by the Panel.

### **Preferred development option to deliver housing growth**

All residents were asked to indicate their preferred development option to deliver housing growth: (487 responses)

|                       |             |
|-----------------------|-------------|
| <b>Option 1</b>       | 33.9% (166) |
| <b>Option 2</b>       | 30.6% (151) |
| <b>Option 3</b>       | 30.6% (107) |
| <b>Another Option</b> | 13.6% (63)  |

**WHICH DEVELOPMENT OPTION RESIDENTS WOULD PREFER TO DELIVER THE HOUSING GROWTH**



BASE: (487)