



Planning Policy for Stratford-on-Avon District



Town and country planning is about how the use and development of land is managed for the benefit of the community. The system aims to achieve a balance between allowing necessary development to take place and protecting the environment and local amenities. The intention is to create better places for people to live, work and play.

Current Policies

In England the planning system is a 'plan-led' one. The Development Plan for the area guides where new homes, jobs and facilities should be built. The law also makes it clear that decisions on planning applications should be made in line with the policies in the Development Plan unless other strong reasons justify otherwise.

At the present time the Development Plan for Stratford District comprises:

- the Regional Spatial Strategy (RSS), approved by the Secretary of State in June 2004; and
- the District Local Plan Review, adopted by the District Council in July 2006. We have asked the Secretary of State to confirm that most of the policies in the Plan can be 'saved' and continue to operate after July 2009.

Both documents can be viewed from links on the Planning Policy page of the District Council's website www.stratford.gov.uk

The Warwickshire Structure Plan no longer applies, apart from a small number of 'saved' policies.

Developing new policies

The RSS is currently being revised and, amongst a wide range of issues, it will set figures for the amount of housing and employment development that should take place in Stratford District for the period to 2026.

For its part the District Council is working on the replacement to the Local Plan. Under the new planning system this is known as the Local Development Framework (LDF).

The LDF will look different to the Local Plan as it will consist of a series of documents, each one having a specific scope and purpose. But it will have the same objective of setting planning policy for the area and providing the basis for determining planning applications.

The Core Strategy for our District

The first document we are producing is known as the Core Strategy. This will set out the long-term vision for the District, the main objectives and the policies needed to achieve them. It should be consistent with the Community Plan which establishes the priorities of the District's residents and how the Council and its partners intend to improve things.

We carried out a consultation on issues and options facing the District in summer 2007. The next step was to publish a Draft Core Strategy, setting out the District Council's preferred approach to future development and the policies needed to control the amount, location and quality of such development. The consultation period on this stage took place in late 2008/ early 2009 and we are now assessing all of the comments received and collecting more evidence.

A revised version of the Core Strategy will be produced on which formal representation will be invited. It will then be submitted to the Secretary of State. An Examination in Public will be held by an independent Inspector who will decide whether the Core Strategy is 'sound' and can be approved.

Keep in touch

The latest situation on the LDF can also be found on the Planning Policy page of the District Council's website www.stratford.gov.uk

If you would like more information, please ring the Planning Policy team on 01789 260314.