



Stratford District Local Development Framework **Core Strategy**



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What is the Core Strategy?

The Local Development Framework (LDF) will replace the current District Local Plan.

The Core Strategy is part of the LDF. It will...



- lead the overall strategy for managing development in the District;
- identify specific locations for new homes, jobs and services;
- help communities to meet their own needs;
- help to protect natural and built features of value and importance.



Requirements for the Core Strategy

Tests of soundness include:

- Taking account of national planning policy
- Being consistent with Regional Spatial Strategy (including the housing requirement for the District)
- Based on a robust and credible evidence base
- Effective in terms of being achievable and flexible



How much new housing?

Draft RSS housing target 2006-2026 = 5,600

for the district of which:

Dwellings already built/permited = 2,000

Allowance for windfall sites = 750

Shortfall to be met on identified sites = **2,850**

Government is proposing an extra **4,500** dwellings.

RSS Panel recommendations to be published in autumn 2009.





The Draft Core Strategy identified development opportunities in...

- Main town: Stratford-upon-Avon
- Main Rural Centres:
 - Alcester
 - Bidford-on-Avon
 - Kineton
 - Shipston-on-Stour
 - Southam
 - Studley
 - Wellesbourne



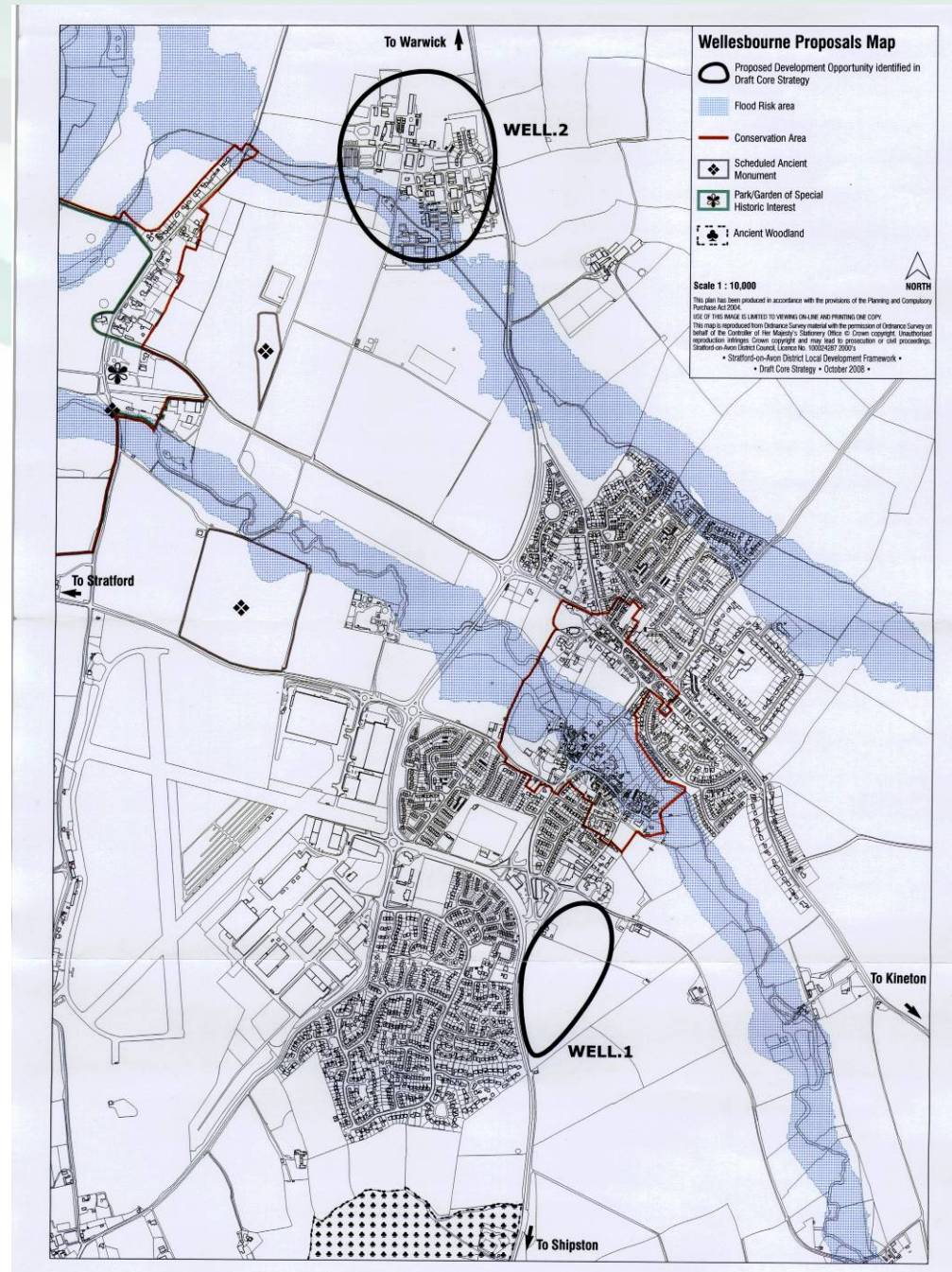
Approach to Main Rural Centres

- provide a good range of facilities and jobs
- focus for smaller settlements in the area
- suitable for further modest development
- protect and try to bolster services
- improve public transport links with villages
- make more of tourism/visitor potential
- improve physical environment of town or village centre





Proposed Development Opportunities at Wellesbourne in Draft Core Strategy





Proposal WEL.1

East of Ettington Road, Wellesbourne

Housing (approx
175 dwellings)

Extra-care
housing

Green
infrastructure

Community
facilities

Improved
pedestrian/ cycle
links to centre





Proposal WEL.2

Horticultural Research Institute



- Business, Research & Education
- Employment uses preferably related to existing research establishment
- Could involve re-development but not for warehousing
- Retention of social/leisure facilities

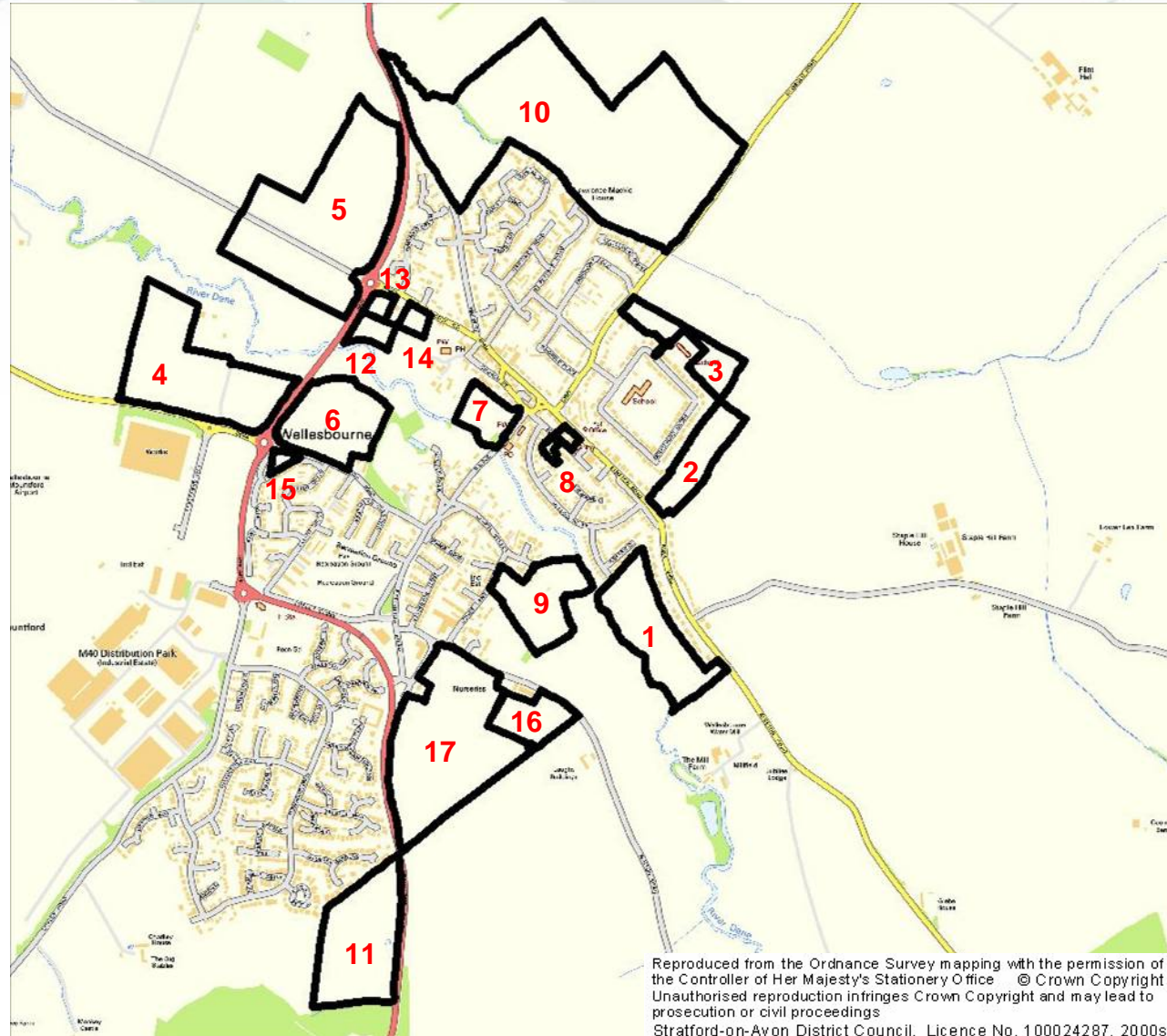


Development Proposals by Landowners & Developers

- Submitted to District Council during consultation on Draft Core Strategy, or
- Submitted to District Council's consultants preparing the Strategic Housing Land Availability Assessment ("SHLAA")
- District Council has to give these proposals due consideration
- May be necessary to identify other land for housing, especially if regional housing growth figures increased for this district
- Further neighbour consultation to be undertaken soon in relation to most likely contenders



Development Proposals by Landowners & Developers





Development Proposals by Landowners & Developers

1. South-west of Kineton Road

Area: 5.6 hectares/13.7 acres

Proposed for:

- up to 150 dwellings
- possible Medical Centre

Proposed by: Walton Estate

Current Use: farmland

2. Allotments, Kineton Road

Area: 3 hectares/7.4 acres

Proposed for:

- residential development

Proposed by: The Glebe Committee

Current Use: allotments

3. North-east of Mountford Close

Area: 2.5 hectares/6.1 acres

Proposed for:

- expansion of school
- new access to school from Newbold Road
- parking
- possible re-location of Youth Club

Proposed by: Walton Estate

Current Use: farmland



Development Proposals by Landowners & Developers

4. North of Stratford Road & West of Bypass

Area: 9.4 hectares/23.2 acres

Proposed for:

- mixed uses including housing & employment

Proposed by: University of Warwick

Current Use: farmland

6. North of Stratford Road & East of Bypass

Area: 5 hectares/12.3 acres

Proposed for:

- residential development

Proposed by: Howkins & Harrison

Current Use: farmland

5. North & South of Charlecote Road

Area: 15.3 hectares/37.8 acres

Proposed for:

- mixed uses including housing & employment

Proposed by: University of Warwick

Current Use: farmland



Development Proposals by Landowners & Developers

7. Dog Close, Bridge Street

Area: 1.7 hectares/4.2 acres

Proposed for:

- care home for the elderly
- public car parking
- amenity space for Conservative Club
- remainder as public open space

Proposed by: Walton Estate

Current Use: farmland

8. Precinct, Kineton Road & Youth Club, School Road

Area: 0.4 hectares/1 acre

Proposals:

Precinct redevelopment

- one main retail unit (300m²)
- two small retail units
- offices at first floor
- three dwellings
- car parking

Youth Club redevelopment

- car/motor cycle & cycle parking

Proposed by: Walton Estate

Current Uses:

Shops, flats, offices, garages, Youth Club, car parking



Development Proposals by Landowners & Developers

9. East of Lowes Lane

Area: 4.1 hectares/10.1 acres

Proposed for:

- residential development

Proposed by: landowner

Current Use: farmland & one dwelling

10. Warwick Road & Newbold Road

Area: 30 hectares/74 acres

Proposed for:

- residential development

Proposed by: landowner

Current Use: farmland

11. West of Ettington Road

Area: 7 hectares/17 acres

Proposed for:

- residential development

Proposed by: landowner

Current Use: farmland

12/13/14. Sites South of Charlecote Road

Area: 1.7 hectares/4.2 acres (total)

Proposed for:

- residential development

Proposed by: landowner

Current Uses: farmland/horse keeping



Development Proposals by Landowners & Developers

15. Elliot Drive

Area: 0.26 hectares/0.6 acres

Proposed for:

- residential development

Proposed by: landowner

Current Use: open space

16. South of Walton Lane

Area: 2.3 hectares/5.7 acres

Proposed for:

- residential development

Proposed by: landowner

Current Use: farmland

17. East of Ettington Road

Area: 12 hectares/30 acres

Proposed for:

- housing (approx. 175 dwellings)
- extra care housing
- possible Medical Centre

Proposed by: landowners and most of land included in Draft Core Strategy as “Proposed Development Opportunity” ref: WELL.1

Current Uses: farmland & former plant nursery



Core Strategy –next steps

- All comments on Draft have been assessed
- Revised version of document being compiled
- Different growth scenarios being included
- Consultation on additional growth scenarios
- Consultation on possible extra development sites
- Publish Core Strategy for formal comment
– end of November 2009
- Submit Core Strategy to Secretary of State
– March 2010
- Examination in Public held – Summer 2010
- Inspector's Binding Report received – late 2010
- Core Strategy adopted if 'sound' – end of 2010