



# Stratford District Local Development Framework **Core Strategy**



David Jones & Paul Harris  
Planning Policy Team  
Stratford-on-Avon District Council





# 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



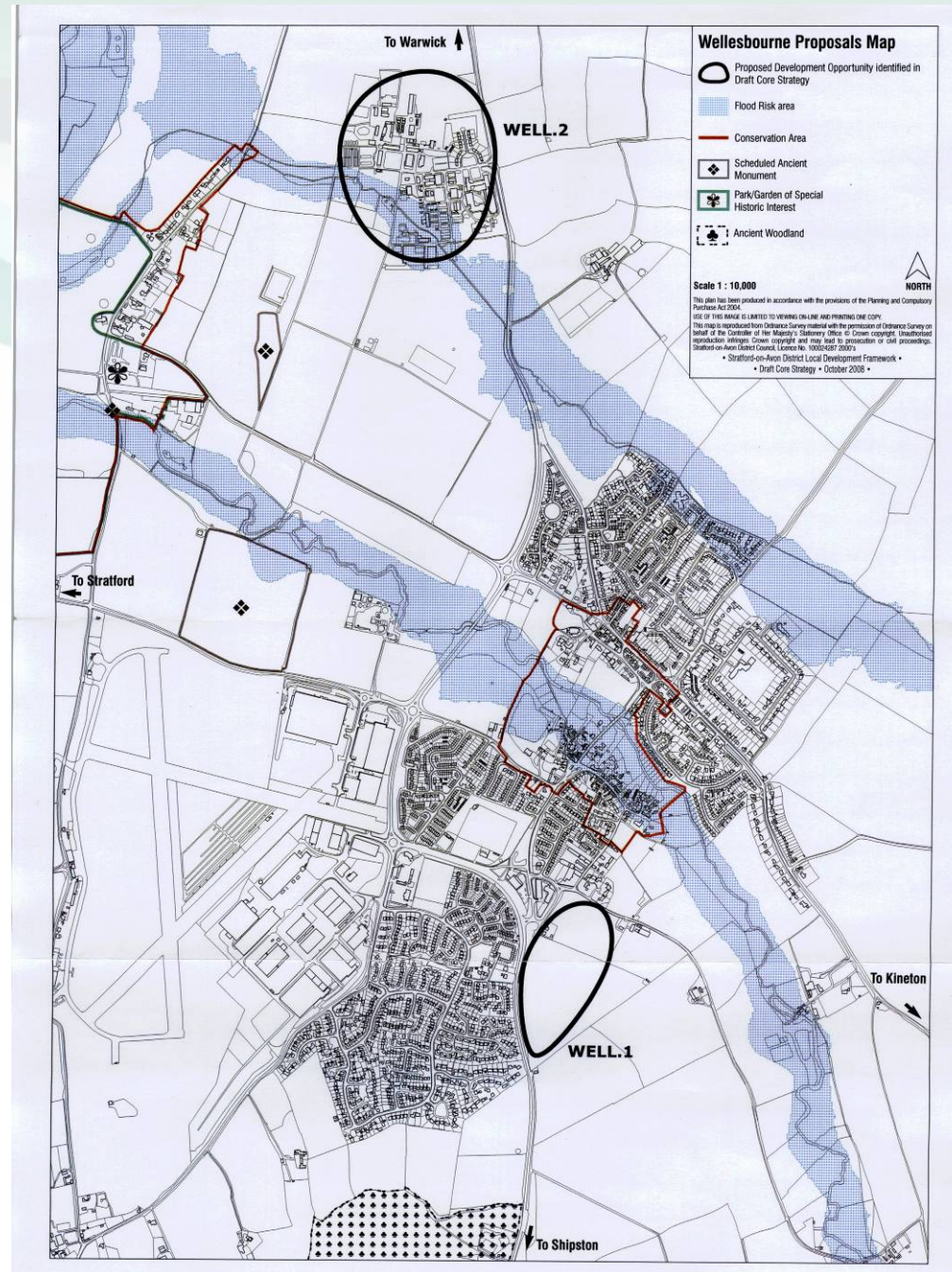
## Approach to Main Rural Centres

- 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

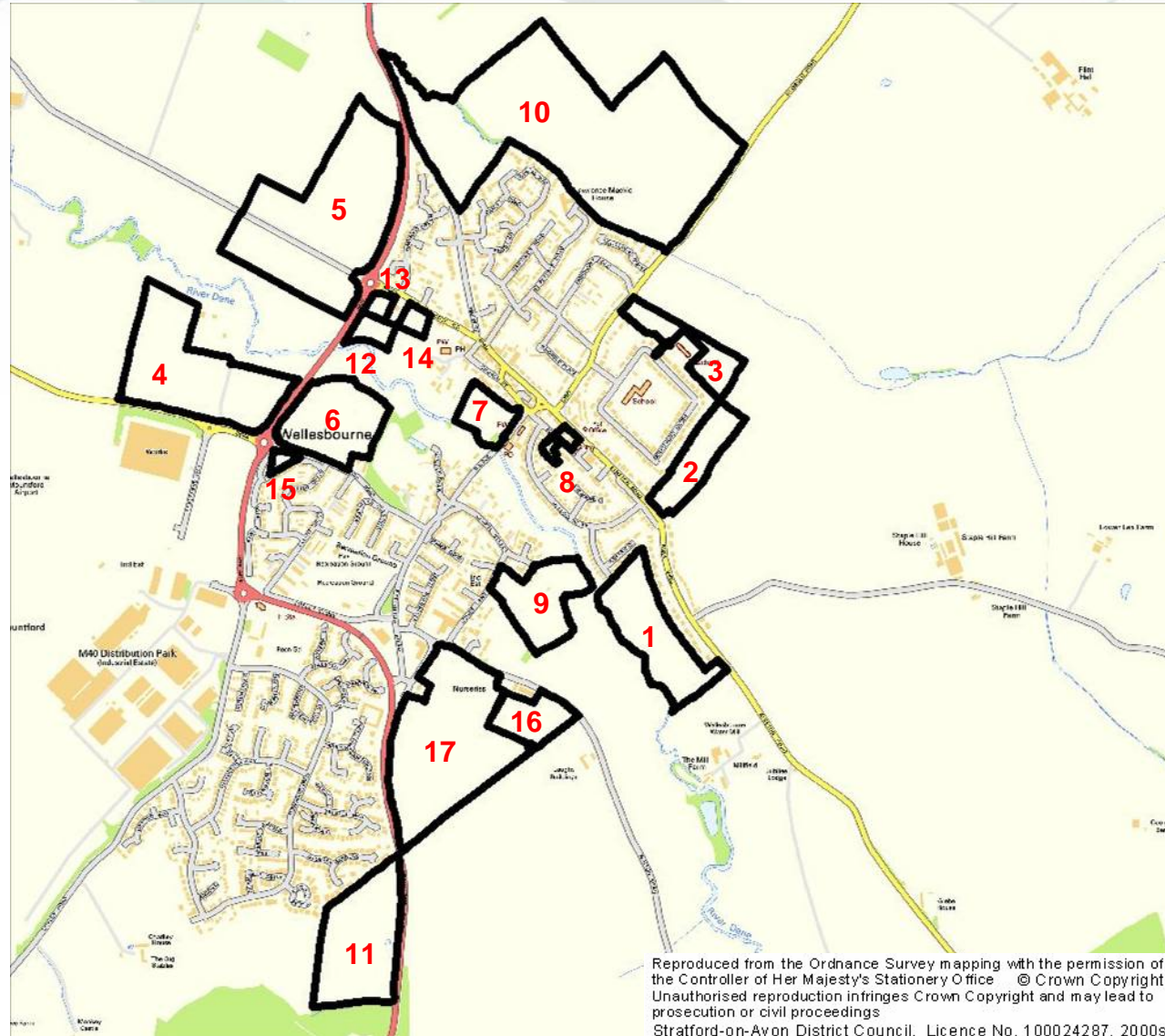


## Development Proposals by Landowners & Developers

- 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

## **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

## **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



# 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 (300m<sup>2</sup>)
- 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