



**Stratford-on-Avon District
Local Development Framework - Core Strategy
Consultation on Housing Growth Scenarios
and Potential Development Options**



INTRODUCTION

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. Government Guidance in Planning Policy Statement 12 makes it clear that Core Strategies should be flexible and show how they will handle uncertainties. They should show what alternative strategies have been prepared to handle this uncertainty and what would trigger their use.

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 necessary for the Strategy to consider how it would deal with changes in the housing requirement. It is apparent from the recent public examination of the RSS that there are a range of interests, including Central Government, who are seeking a higher housing requirement in the District. It is argued that higher housing growth would be justified in order to reflect the household projections, housing demand and address problems of affordability.

This consultation paper sets out three potential housing growth scenarios and outlines some possible development options to meet these scenarios. Whilst the paper focuses on housing we are mindful that an increase in housing could have consequential implications for employment provision and other services and infrastructure.

We are not seeking views on the amount of housing development that is appropriate because that decision is out of the hands of the District Council.

If you find the text in this form difficult to read
we can supply it in a format better
suited to your needs

The closing date for responding to this consultation is
Friday 28 August

SCENARIO A:

Housing requirement of 7500 dwellings (ie. plus 1900 above the RSS Preferred Option)

Explanation

This scenario assumes that the RSS requirement will be increased to reflect the latest 2006 based household projections, but that this increase will be distributed on the basis of the current Coventry Solihull Warwickshire Sub Regional Strategy. This would mean that Stratford-on-Avon District's share of the sub-region's housing growth would remain at 7%.

Development Options to meet Scenario A:

Option 1

Continue Existing Strategy – This would involve identifying additional 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.

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 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 additional development required under this scenario.

SCENARIO B:

Housing requirement of 10,100 dwellings (ie. plus 4,500 above the RSS Preferred Option)

Explanation

This scenario reflects the conclusions of the study undertaken by Nathaniel Lichfield and Partners and presented by Government as its evidence at the RSS public examination.

Development Options to meet Scenario B:

Option 1

New Settlement - A new settlement comprising approximately 4,500 dwellings. This would necessitate a rigorous search to identify the most appropriate location for a new settlement and it should not be assumed that the Middle Quinton Eco-town would prove to be this location.

Option 2

Major Urban Extensions – Further greenfield extensions to Stratford-upon-Avon and the Main Rural Centres.

Option 3

Dispersed approach – A combination of the following options:

- i. Additional capacity in rural settlements – approx. 1000 dwellings
- ii. Small new (or expanded) settlement – approx. 2000 dwellings
- iii. Urban extensions to Stratford-upon-Avon and the Main Rural Centres – approx. 1500 dwellings

**SCENARIO C:
Housing requirement of 15,000 dwellings
(ie. plus 9,400 above the RSS Preferred Option)**

Explanation

This scenario assumes that the District would have to meet the full extent of the demand identified in the 2006 based household projections.

Development Options to meet Scenario C:

Option 1

Major New Settlement(s) – approx. 9400 dwellings

Option 2

Dispersed Approach – a combination of the following options:

- i. Additional capacity in rural settlements – approx. 1000 dwellings
 - ii. New (or expanded) settlement(s) – approx. 6000 dwellings
 - iii. Urban extensions to Stratford-upon-Avon and the Main Rural Centres – approx. 4000 dwellings
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QUESTIONS

Which development option would you prefer to deliver Scenario A?

Option 1 Option 2 Option 3

Another Option please describe

Please give the reasons for your choice:

Which development option would you prefer to deliver Scenario B?

Option 1 Option 2 Option 3

Another Option please describe

Please give the reasons for your choice:

Which development option would you prefer to deliver Scenario C?

Option 1 Option 2

Another Option please describe

Please give the reasons for your choice:

Consultation on Housing Growth Scenarios and Potential Development Options

Scenario A: 7,500 dwellings

Option	Description	Number of respondents	% total respondents
Option 1	Continue existing strategy	79	16%
Option 2	Small new settlement	274	55%
Option 3	Focus on rural settlements	65	13%
Other option		79	16%
No response		1	0%

Scenario B: 10,100 dwellings

Option	Description	Number of respondents	% total respondents
Option 1	New settlement	268	54%
Option 2	Major urban extension	62	12%
Option 3	Dispersed approach	93	19%
Other option		66	13%
No response		9	2%

Scenario C: 15,000 dwellings

Option	Description	Number of respondents	% total respondents
Option 1	Major new settlement	285	57%
Option 2	Dispersed approach	121	24%
Other option		81	16%
No response		11	3%