



**Site Allocations Plan for Stratford-on-Avon District
to accompany the Core Strategy**

Intention to Prepare a Local Plan

Regulation 18 Consultation

Revised Scoping & Initial Options

January 2018

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If you have any queries regarding this document please contact the Policy Team. If you find the text in this document difficult to read, we may be able to supply it in a format better suited to your needs.

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About this Consultation

Stratford-on-Avon District Council is holding a six-week public consultation on the revised scope of its Site Allocations Plan. The Site Allocations Plan is one of a number of planning policy documents that, when finished (adopted), will be used by the Council to help make decisions on planning applications across Stratford-on-Avon District. It will also enable communities to know where new development may happen in the future.

Structure of the Document

Following a short introductory section, the document is divided into various parts which you can comment on, in particular by responding to specific questions relating to the topics covered. To assist with reading the document, the following icons are used:



Denotes a specific consultation question



Provides specific information and links to where further information can be found



Provides the technical material that has informed the Council's intended approach at this stage



Summarises the feedback from the previous scoping consultation where relevant

How to Comment

The period for submitting comments is from **Thursday 25 January 2018 to 5pm on Friday 9 March 2018**.

Comments on any aspect of the document are invited. You are strongly recommended to use the prescribed form as this will assist us in understanding which parts of the document you are making comments on.

Comments received after the deadline may not be considered.

You can respond in the following ways:



Do it online - use our INTERACTIVE DOCUMENT which allows you to click on specific sections, questions, etc. and comment online

or

Use the online comment form at www.stratford.gov.uk/siteallocations



Do it by email - download and fill in a comment form and email it to policy.consultation@stratford-dc.gov.uk

- Comment Form - pdf to download

- Comment Form - Word version (Save this RTF document as Word.doc to reduce memory size)



Do it by post – send your completed comment form to: Freepost Plus RTYG–BGXS–ESLZ, Stratford on Avon District Council, Elizabeth House, Church Street, Stratford-upon-Avon, CV37 6HX

or

Print off and complete a comment form and hand it in at the District Council offices at Elizabeth House, Church Street, Stratford-upon-Avon, CV37 6HX

Availability of Documents

Copies of the consultation documents are available to view on the District Council's website at www.stratford.gov.uk/siteallocations, at the District Council Offices at Elizabeth House, Stratford-upon-Avon between 8.45am and 5.15pm Mondays to Wednesdays and between 8.45am and 5.00pm on Thursdays and Fridays, and at public libraries across the District during normal opening hours - <http://www.warwickshire.gov.uk/findalibrary>.

Copies of the consultation documents can be purchased from the Planning Policy Team.

Paper copies of the form can be provided on request. A Word.doc version of the form can be emailed to you on request.

Introduction

What is the Site Allocations Plan?

The Site Allocations Plan sits alongside the Core Strategy and emerging Gypsy and Traveller Plan, and once adopted, will form part of the Development Plan for Stratford-on-Avon District. These documents, along with Neighbourhood Plans prepared by parish councils, set out the principles and policies against which planning applications are judged. The context for the Site Allocations Plan is set by the Core Strategy which was adopted in July 2016.



Stratford-on-Avon Core Strategy

Policy CS.15 identifies Stratford-upon-Avon as the main town; Alcester, Bidford-on-Avon, Henley-in-Arden, Kineton, Shipston-on-Stour, Southam, Studley and Wellesbourne as Main Rural Centres; four categories of smaller settlements called Local Service Villages; and two new settlements at Gaydon Lighthorne Heath and Long Marston Airfield.

Policy CS.16 establishes the need to provide at least 14,600 additional homes in the District during the period 2011 to 2031. As at 31 March 2017, provision had already been made for 16,200 homes, including completions, permissions and strategic allocations.

Policy CS.16 also specifies that reserve sites accommodating 20% of the total housing requirement should be identified in the Site Allocations Plan.

Find out more at www.stratford.gov.uk/corestrategy

What is the purpose of this document?

A consultation exercise was undertaken in autumn 2014 regarding the intended scope of the Site Allocations Plan (SAP). At that time it was envisaged that its main purpose would be to identify non-strategic housing sites to supplement the allocations identified in the Core Strategy in order to achieve the District's housing requirement. Since then, the scale of housing provision now made through completions, commitments and allocations has more than met the 14,600 dwellings specified in the adopted Core Strategy. Consequently, the primary focus of the SAP will now be on the identification of reserve housing sites in accordance with the provisions of Policy CS.16(D).

Given the significant change of circumstance regarding housing provision, together with other issues that have now arisen, it is appropriate to consult on a revised scoping of the SAP. By doing so, interested parties are made aware of the situation and it provides an opportunity for them to express their views on its intended contents. This initial consultation stage will assist the District Council to produce the Plan itself which will be submitted to the Secretary of State for examination and eventual adoption.

There are four parts to this consultation document that follow this introduction:

1. Approach to identifying Reserve Housing Sites
2. Definition of Settlement (Built Up Area) Boundaries
3. Proposed approach in relation to specific sites
4. Provision for Self-Build and Custom Housebuilding

Please note: this consultation is not an opportunity to comment on the development strategy or the categorisation of settlements as these are matters already established in the adopted Core Strategy.

How will the Site Allocations Plan be prepared?

Preparing the SAP is not a one-off event and there are a number of stages to its preparation. The current anticipated timetable for preparing the Plan is set out below. Following this consultation, the full Plan will be prepared, which will identify the Council's proposed reserve housing sites. This will be published for representations on the 'soundness' of the Plan to be made, including its conformity to national planning policy and whether its proposals are appropriate and effective. It will then be submitted to the Government and examined by an independent planning inspector who will hold a public examination to check that it has been prepared properly and its contents are acceptable. If 'sound' the Plan will be adopted by the District Council and it will then form part of the Development Plan.



Preparing the Plan

The anticipated stages of preparation are as follows:

Revised Scoping & Initial Options Consultation	January 2018
Draft Plan Consultation	Summer 2018
Submission to Secretary of State for examination	Autumn 2018
Examination hearings	Late 2018/early 2019
Receipt of Inspector's Report	Late spring 2019
Adoption	Summer 2019

How does the Council decide on its proposals?

As well as being subject to community and stakeholder engagement the eventual content of the SAP will be informed by an analysis of the available technical evidence and subject to a Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA). The contents of this document have been subject to an SA/SEA scoping and this assessment has been published as part of the consultation process.

Specific aspects of this consultation document have been informed by technical material and evidence. Links to this can be found in individual sections throughout the rest of the document as

appropriate. The SAP itself will be supported by comprehensive evidence, including a Strategic Housing Land Availability Assessment (SHLAA).



Sustainability Appraisal/Strategic Environmental Assessment

The SA/SEA is required by law and assesses the significant impacts of a number of reasonable alternatives to ensure that the plan's proposals are the sustainable and any mitigation can be applied as appropriate.

The scoping of this consultation document can be found at www.stratford.gov.uk/siteallocations

How will the Site Allocations Plan relate to national planning policy?

National planning policy is set out in the National Planning Policy Framework or NPPF. It sets out the key planning principles and provides guidance on plan-making. Like the Core Strategy the Site Allocations Plan must be consistent with the NPPF.



National Planning Policy Framework (NPPF)

Find out more at <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

How does the Site Allocations Plan relate to Neighbourhood Plans?

Neighbourhood Plans are prepared by town and parish councils on behalf of local communities. To date, such plans have been approved ('made') for Bidford-on-Avon, Kineton, Long Compton, Salford Priors and Welford-on-Avon. A number of Neighbourhood Plans are at an advanced stage of preparation, with those for Shipston-on-Stour Snitterfield, Stratford-upon-Avon and Wellesbourne submitted for examination, and those for Wilmcote and Wootton Wawen proceeding to referendum. Because neighbourhood Plans can identify sites for new development there is a potential overlap with the Site Allocations Plan. Where a Neighbourhood Plan has been 'made' or submitted for examination, the SAP will not deal with issues which have already addressed, such as the identification of reserve housing sites or the definition of a Built Up Area Boundary.



Neighbourhood Plans

Find out more at www.stratford.gov.uk/neighbourhoodplans

What will happen next?

The Council will take any comments received into account in the preparation of the 'Submission' version of the plan, which will then be subject to a further 6 weeks consultation to enable interested parties to make representations on its 'soundness'. The Plan itself, together with all representations, will then be submitted to the Secretary of State for examination.

Part 1 Approach to identifying Reserve Housing Sites

Why identify reserve sites?

1.1 Along with those homes already built and those with planning permission, the strategic site allocations identified in the Core Strategy contribute to meeting the District housing requirement of 14,600 homes for the 20 year period 2011 to 2031. The Council considers that the sites it has identified and those with permission will deliver the homes as expected.

1.2 However, there are always risks that some sites with planning permission will not get built or that additional housing needs arise that need to be met within the District. Indeed, the NPPF requires plans to include flexibility to adapt to changing circumstances. If such eventualities were to occur, it could lead to an undersupply of housing and accusations that the Core Strategy is out of date and no longer valid. To prevent this from happening, a sensible and pragmatic approach is to identify 'reserve sites'. Reserve sites would only be brought forward for development within the plan period if monitoring were to show a shortfall in housing supply that could not be met elsewhere, or other specific circumstances arose that required the provision of more housing. It enables the Council, as the Local Planning Authority, to retain control of and continue to manage development in the District.

1.3 Reserve sites also provide certainty to communities as to where alternative or additional development will take place rather than having to react to speculative applications or appeals.

What you told us previously

1.4 The previous consultation on the scoping of the SAP did not focus on the identification of reserve sites. Consequently, the responses received did not comment on this specific issue.

1.5 Core Strategy Policy CS.16 requires the Site Allocations Plan to identify reserve housing sites capable of meeting 20% of the housing requirement to 2031 i.e. around 2,920 homes. The policy also identifies specific circumstances where a reserve site may need to be released for development.



Core Strategy Policy CS.16.D

The Site Allocations Plan will identify Reserve Housing Sites providing flexibility to ensure that the District can meet in full its agreed housing requirement (the share of the housing needs arising in the Coventry and Warwickshire Housing Market Area to 2031) and/or to respond to the need to meet housing need arising outside the Coventry and Warwickshire Housing Market Area (HMA). The location of any reserve sites will take account of the settlement pattern and the overall balance of distribution of development set out in Policy CS.15. Reserve sites will have the capacity to deliver up to 20% of the total housing requirement to 2031.

Reserve sites will be released in the following circumstances:

- To rectify any identified shortfall in housing delivery in order to maintain a 5 year supply of housing land in Stratford-on-Avon District;
- To contribute to meeting any identified additional need for housing in relation to a net growth in jobs at Jaguar Land Rover arising from development of the employment allocation at Gaydon Lighthorne Heath;
- To contribute to meeting within the District any identified shortfall in housing across the Coventry and Warwickshire HMA as demonstrated through the agreed outcomes of ongoing joint working between the Coventry and Warwickshire local planning authorities;
- To contribute to meeting any housing needs arising outside the Coventry and Warwickshire HMA that it is accepted through co-operation between the relevant councils as needing to be met within the HMA and most appropriately being met within the District.

Find out more at www.stratford.gov.uk/corestrategy

Find out more about Core Strategy Policy CS.16 at www.stratford.gov.uk/corestrategy.

How will the reserve housing sites be identified?

1.6 This consultation document does not identify any potential reserve sites. Work is currently being undertaken to produce a new Strategic Housing Land Availability Assessment (SHLAA) which will consider the availability, suitability and achievability of sites.

1.7 The focus of this process is on locations which are consistent with the distribution of housing development established in Policy CS.15 in the Core Strategy. This approach was supported by the Inspector who examined the Core Strategy (see pages 276ff). The Inspector recommended that when identifying reserve sites, the following principles that should be taken into account:

- By their nature, reserve sites would comprise those that are not allocated in the Core Strategy.
- It is appropriate to discount the possibility of identifying housing currently scheduled beyond the Plan period in such locations as a reserve.
- Against the backdrop of concerns about the level of dispersal to LSVs, this aspect of the strategy might need to be revisited when selecting reserve sites in the SAP.
- Given raised thresholds, dispersal of reserves sites to LSVs might not maximise the delivery of affordable housing.
- Identifying a broad range of sites that are consistent with the strategy would allow them to be released according to the different needs that might arise.
- It would be perverse to direct more housing to a site that was not delivering.
- The Core Strategy has identified a variety of sustainable locations and it is improbable that it would be necessary to fundamentally revisit the significant amount of work that has already been undertaken.
- Given the imperative to identify reserve sites, it would seem unlikely that the SAP must be informed by a Green Belt review.



Core Strategy Examination Inspector's Final Report

Find out more at www.stratford.gov.uk/corestrategy

1.8 On the basis of the last bullet point above, it is not intended that the SAP will identify reserve sites within the Green Belt.

1.9 It is intended that the location and capacity of reserve sites should broadly follow the distribution of housing development established in Policy CS.16 in the Core Strategy.



Question 1.1

Do you agree that the Site Allocations Plan should not release Green Belt land for reserve housing sites?



Question 1.2

Do you agree with the broad strategy outlined above for seeking to locate reserve housing sites?

1.10 Policy CS.15 in the Core Strategy sets a number of principles for determining the suitability of sites for development.



Core Strategy Policy CS.15 Requirements

All development at existing settlements is expected to protect and enhance the character of the settlement involved and its setting. To achieve this, each individual proposal will be assessed against the following principles:

1. In relation to residential development, the number of homes proposed is consistent with the overall scale of development identified for the settlement in Policy CS.16 Housing Development;
2. The scale of the development is appropriate to its immediate surroundings and to the overall size and character of the settlement;
3. The design of the development is well-related to, and can be readily integrated with, the existing form of the settlement;
4. The location and extent of the development does not have an unreasonably harmful impact on the surrounding landscape and setting of the settlement;
5. The location and extent of the development would not result in the identity and/or integrity of the settlement being undermined as a result of the reduction in the gap with an adjacent settlement; and
6. The scheme incorporates or provides for appropriate improvements to the infrastructure and services of the community.

Find out more at www.stratford.gov.uk/corestrategy

Find out more about Core Strategy Policy CS.15 at www.stratford.gov.uk/corestrategy.

1.11 The first of these principles is not applicable to the identification of reserve sites but the remainder will be applied in assessing the suitability of such sites.

1.12 Decisions about which sites to identify will be based on the findings of the Strategic Housing Land Availability Assessment (SHLAA) and other technical material, and also be informed by the recommendations of the SA/SEA. This will be particularly applicable to deciding whether a further new settlement should be identified as a reserve site.

1.13 Work on the SHLAA is currently ongoing with publication expected in early 2018. A standard methodology agreed by the Coventry and Warwickshire local authorities is being applied to provide a consistent basis for assessing and identifying potential reserve sites is available to view on the Council's website.



Strategic Housing Land Availability Assessments (SHLAA)

Government guidance on the purpose of SHLAAs can be found at:

<https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

The SHLAA methodology being used by the District Council can be found at:

<https://www.stratford.gov.uk/siteallocations>



Question 1.3

Do you have any comments about the appropriateness of these principles being applied to the identification of reserve sites?

What scale of reserve sites should be identified?

1.14 Policy CS.16 specifies that reserve sites should have the capacity to deliver 20% of the District's total housing requirement to 2031. Given that the housing requirement is 14,600 dwellings, this equates to sites for 2,920 dwellings being identified.

1.15 At 31 March 2017, the housing supply over the plan period 2011-2031 was 16,200 dwellings. On that basis, it might be argued that because provision has already been made for 1,600 dwellings over and above the housing requirement, this should be discounted, leaving about 1,320 dwellings to be identified on reserve sites.

1.16 A number of options are set out below regarding the dwelling capacity of reserve sites to be identified.



Question 1.4

Option 1: Should reserve sites be identified that have the capacity to provide in the region of 2,920 dwellings?

Option 2: Should reserve sites be identified that have the capacity to provide in the region of 1,320 dwellings?

Option 3: Should reserve sites be identified that have the capacity to provide some other number of dwellings?

Part 2 Definition of Settlement (Built-Up Area) Boundaries

Why draw settlement boundaries?

2.1 The purpose of a settlement boundary is to distinguish between land inside the settlement where new development is acceptable ‘in principle’, from land outside the settlement, where, subject to certain exemptions, development is generally not acceptable. Settlement boundaries therefore help prevent encroachment into the countryside. This is particularly important in the Green Belt.

Haven't settlement boundaries already been identified?

2.2 Stratford-upon-Avon and the eight Main Rural Centres have existing Built-Up Area Boundaries (BUABs) but these may need to be amended to reflect any recent developments and other circumstances. The Local Service Villages do not currently have BUABs, although some villages have had such boundaries in the past.

How will the settlement boundaries affect the Green Belt?

2.3 Of the 45 Local Service Villages identified, 11 are in the Green Belt. The drawing of settlement boundaries for those settlements does not change Green Belt policy which will still apply and they will continue to be ‘washed over’ by the Green Belt designation.



Green Belt

Just over one-fifth of the District is designated as Green Belt (the area north of Stratford-upon-Avon). The fundamental aim of Green Belt is to prevent urban sprawl by keeping land permanently open. Green Belt includes both undeveloped ‘greenfield’ and previously developed ‘brownfield’ land. The quality of the landscape is not a Green Belt consideration.

Policy CS.10 in the Core Strategy deals with the control of development in the Green Belt and identifies what types of development are appropriate.

Find out more at www.stratford.gov.uk/corestrategy

2.4 Alcester, Henley-in-Arden and Studley are ‘inset’ (i.e. removed) from the Green Belt, whilst Stratford-upon-Avon abuts the Green Belt.

What you told us previously

2.5 A brief summary of the comments received from the community and stakeholders in response to the Scoping consultation is set out below. As can be seen, opinions were varied on this matter, with a wide range of views expressed.



Settlement Boundaries

At the Scoping Stage consultation in August/September 2014 a wide range of views were expressed, including the following:

- Settlement boundaries provide clarity on what is a settlement and what is open countryside and help prevent encroachment
- Use of boundaries should not conflict with the NPPF's presumption in favour of sustainable development and its aim to boost significantly housing supply
- Boundaries should not be drawn too tightly but enable a degree of flexibility rather than restrict or limit development
- Boundaries should not be drawn too loosely as this could imply that every site within the boundary was suitable for development
- Boundaries should include any sites allocated and with planning permission for development
- Definition of boundaries should take account of environmental designations such as AONB and Conservation Areas
- Boundaries are an important means of protecting the rural nature of the District and the villages within it

2.6 The Council believes that it is appropriate to draw settlement boundaries as an effective means of managing development. It is also the Council's view that settlement boundaries are not incompatible with the NPPF where they are included in an up-to-date plan since the plan defines sustainable development in Stratford-on-Avon District. Policy CS.16 in the adopted Core Strategy has established the principle of using Built-Up Area Boundaries as a mechanism for managing the location of development.

2.7 The wording of the policy, which was supported by the Inspector who examined the Core Strategy, confirms that the BUABs for Stratford-upon-Avon and the Main Rural Centres as defined on the Policies Map are the appropriate basis for assessing whether any revisions are justified. In his Main Modifications (MM88) to the submitted Core Strategy, he agreed that BUABs should include allocations identified in the Plan but not that any unallocated land on the edges of these settlements should be included. This is reflected in paragraph 8.1.4 in the Core Strategy.



Policies Map

Find out more at www.stratford.gov.uk/corestrategy

2.8 Furthermore, it is appropriate to define BUABs for Local Service Villages to coincide with the physical confines of these settlements as the two are clearly meant to be inter-changeable in accordance with Part D in Policy CS.16.

How have Built-Up Area Boundaries been defined?

2.9 Boundaries have been drawn around the existing extent of the built-up area of each settlement but also include any land allocated for development. Owing to the rural nature of the District, many settlements have a dispersed settlement pattern. Where a settlement is comprised of distinct parts, separate boundaries around each part have been drawn, which together form the settlement as a whole. This approach will help protect important gaps within settlements.

2.10 Whilst much of the distinction between the built-up area and the open countryside is clear cut, subjective judgement has been necessary in certain cases. To assist, the Council has applied, subject to specific local circumstances, the following principles:

Land to be included within settlement boundaries:

- Churchyards;
- Community buildings and their immediate curtilage (i.e. playing fields are excluded);
- Areas of residential curtilage unless these areas are clearly paddocks or orchards or land more appropriately defined as 'non-urban';
- Employment sites on the edge of a village

Land to be excluded from settlement boundaries:

- Playing fields – including public, private and school playing fields;
- Modern agricultural buildings;
- Miscellaneous uses which may be located on the fringe of a settlement (e.g. sewage treatment plants, electricity sub-stations, railway land etc.);
- Allotments
- 'Manor Houses' and their associated land



Question 2.1

Do you agree with the criteria that have been applied to define Built-Up Area Boundaries?

2.11 The definition of BUABs will not incorporate reserve sites that are identified. This is because their release will be dependent on specific circumstances arising which will only become evident in the future. Should a reserve site be released, the BUAB for that settlement will be amended to include that development through a revision of the Development Plan.

Stratford-upon-Avon

2.12 Stratford-upon-Avon town's BUAB has been defined in successive Local Plans and the current boundary is shown on the District Council's Policies Map. A Neighbourhood Plan for Stratford-upon-Avon has been submitted for examination. The BUAB identified on its Proposals Map corresponds with that shown on the District Council's Policies Map.

2.13 Given this situation, it is appropriate for the boundary for the town to be examined and established through the Neighbourhood Plan process and not duplicate the matter in the SAP.

Main Rural Centres

2.14 The BUABs for the eight Main Rural Centres have also been defined in previous Local Plans and their boundaries are shown on the District Council's Policies Map.

2.15 However, since the Policies Map was published in July 2016 to correspond with the adoption of the Core Strategy, Neighbourhood Plans for Bidford-on-Avon and Kineton have been 'made' and those for Shipston-on-Stour and Wellesbourne have been submitted for examination. All four Plans identify a settlement boundary and, on that basis, it is not intended to cover these boundaries in the SAP.

2.16 The maps at Appendix A show the BUABs for the other four MRCs as defined on the Policies Map.



Question 2.2

Do you agree with the Built-Up Area Boundaries defined for the following Main Rural Centres?

- (a) Alcester**
- (b) Henley-in-Arden**
- (c) Southam**
- (d) Studley**

Local Service Villages

2.17 In accordance with Policy CS.15.D in the Core Strategy, it is intended to identify a BUAB for each of the LSVs. For some of these settlements such a boundary has been or is being identified through a Neighbourhood Plan.

2.18 The definition of BUABs includes those LSVs situated within the Green Belt. However, the BUABs have no bearing on the Green Belt and this designation will continue to wash over settlements in the Green Belt irrespective of whether they have a BUAB or not. It should also be noted that, whilst the BUAB will establish where in principle infill development is appropriate, such development must still maintain the openness of the Green Belt and otherwise comply with Green Belt policy.

2.19 All of the LSVs have been assessed, except for the following villages on the basis that their BUAB is identified through a Neighbourhood Plan which has been 'made' or is in an advanced stage of preparation, i.e. submitted for examination:

- Alveston (through the Stratford-upon-Avon NDP)
- Harbury
- Long Compton
- Salford Priors
- Snitterfield
- Tiddington (through the Stratford-upon-Avon NDP)
- Welford-on-Avon
- Wilmcote
- Wootton Wawen

Category 1 Local Service Villages

2.20 Two of the five Category 1 LSVS, namely Harbury and Tiddington, are covered by a Neighbourhood Plan that is 'made' or well-advanced. The submitted Stratford-upon-Avon NDP identifies a BUAB for the separate settlement of Tiddington so it is not necessary for the SAP to do so. The maps at Appendix B show the proposed boundaries for the remaining settlements.



Question 2.3

Do you agree with the proposed Built-Up Area Boundaries defined for the following Category 1 Local Service Villages?

- (a) Bishop's Itchington
- (b) Long Itchington
- (c) Quinton

Category 2 Local Service Villages

2.21 Four of the 10 Category 2 LSVS, namely Salford Priors, Welford-on-Avon, Wilmcote and Wootton Wawen, are covered by a Neighbourhood Plan that is 'made' or well-advanced. Each of them, apart from Salford Priors, identifies a BUAB for the settlement so it is not necessary for the SAP to do so. The maps at Appendix C show the proposed boundaries for the remaining settlements. It had been anticipated that the Brailes NDP would be submitted by now but this has been delayed. On that basis, a BUAB for Brailes is included in this consultation document.

2.22 Two of the Category 2 LSVs, i.e. Wilmcote and Wootton Wawen, are located within the Green Belt and Green Belt policy will continue to apply within their respective BUABs.



Question 2.4

Do you agree with the proposed Built-Up Area Boundaries defined for the following Category 2 Local Service Villages?

- (a) Brailes
- (b) Fenny Compton
- (c) Lighthorne Heath
- (d) Napton-on-the-Hill
- (e) Salford Priors
- (f) Stockton
- (g) Tysoe

Category 3 Local Service Villages

2.23 Two of the 10 Category 3 LSVs, namely Long Compton and Snitterfield, are covered by a Neighbourhood Plan that is 'made'. They both identify a BUAB for these settlements so it is not necessary for the SAP to do so. The maps at Appendix D show the proposed boundaries for the remaining settlements.

2.24 Four of the Category 2 LSVs, i.e. Claverdon, Earlswood, Great Alne and Snitterfield, are located within the Green Belt and Green Belt policy will continue to apply within their respective BUABs.



Question 2.5

Do you agree with the proposed Built-Up Area Boundaries defined for the following Category 3 Local Service Villages?

- (a) Claverdon
- (b) Earlswood
- (c) Ettington
- (d) Great Alne
- (e) Ilmington
- (f) Newbold-on-Stour
- (g) Temple Herdewycke
- (h) Tredington

Category 4 Local Service Villages

2.25 One of the 20 Category 3 LSVs, namely Alveston, is covered by a Neighbourhood Plan that is at an advanced stage of preparation. It identifies a BUAB for this settlements so it is not necessary for the SAP to do so. The maps at Appendix E show the proposed boundaries for the remaining settlements.

2.26 Five of the Category 2 LSVs, i.e. Aston Cantlow, Bearley, Mappleborough Green (east of A435 only), Tanworth-in-Arden and Wood End, are located within the Green Belt and Green Belt policy will continue to apply within their respective BUABs.



Question 2.6

Do you agree with the proposed Built-Up Area Boundaries defined for the following Category 4 Local Service Villages?

- (a) Alderminster**
- (b) Aston Cantlow**
- (c) Bearley**
- (d) Clifford Chambers**
- (e) Gaydon**
- (f) Halford**
- (g) Hampton Lucy**
- (h) Ladbroke**
- (i) Lighthorne**
- (j) Long Marston**
- (k) Loxley**
- (l) Mappleborough Green**
- (m) Moreton Morrell**
- (n) Northend**
- (o) Oxhill**
- (p) Pillerton Priors**
- (q) Priors Marston**
- (r) Tanworth-in-Arden**
- (s) Wood End**

Part 3 Proposed approach towards Specific Sites

(a) Proposal SUA.2: South of Alcester Road, Stratford-upon-Avon

3.1 The Core Strategy allocates this site for employment development, comprising Class B1 uses and the relocation of business from the Canal Quarter in Stratford-upon-Avon (see Proposal SUA.1), together with an area for housing development.

3.2 Since the Core Strategy was adopted, circumstances have changed in various respects and the Site Allocations Plan provides an opportunity to update and amend the provisions of Proposal SUA.2.

3.3 The following matters are relevant in this respect:

- (a) The housing component has now been granted planning permission and is being implemented. Consequently, it can be deleted from any revised allocation. Accordingly, a revised boundary to Proposal SUA.2 is shown in Appendix G.
- (b) Liaison with the County Highway Authority has shown that an access off Wildmoor Roundabout or the proposed Western Relief Road is unlikely to be acceptable. As a result an alternative access off the A46 is now being pursued with Highways England. It would be appropriate to reflect all these options in a revised allocation to provide flexibility.
- (c) Latest evidence has shown there is limited demand in the Stratford-upon-Avon area for Class B1(a) office. On that basis, it would seem appropriate to provide greater flexibility regarding the nature of employment uses that would be acceptable on this site to include manufacturing (Class B2) and logistics (Class B8). However, it remains important to seek to attract office-based companies to the town and this site remains a key opportunity for doing so due to its location and image.
- (d) There is known to be strong interest from a number of car dealerships to locate on the site. Facilitating this may also prompt certain car dealerships on the Canal Quarter to relocate to this site which would help to deliver the Regeneration Zone.
- (e) Discussions with businesses on the Canal Quarter have revealed that there is limited interest in relocating to this site, and far less than the 13 hectares envisaged for this purpose in the existing Core Strategy allocation.
- (f) The District Council wishes to provide an opportunity for a comparison/bulky goods (eg. DIY) retail store to relocate within the town.

3.4 The up-front infrastructure needed to open up this site for development is known to be significant. This includes the new access, diversion of a high pressure water main which crosses the site, and substantial earthworks to achieve a more level site. On that basis, greater flexibility on the range of business uses that can occupy the site and the timescales for implementation may be appropriate to help deliver wider objectives relating to growth in the local economy and the creation of new jobs.

3.5 An assessment of other land parcels on the edge of Stratford-upon-Avon has been carried out to show that Proposal SUA.2 is the most appropriate location for car dealerships and a retail store in terms of its availability and suitability. However, justification for the latter use on this site would need to be supported by a sequential assessment and retail impact assessment in accordance with national planning policy and Policy CS.23 in the Core Strategy.

3.6 The following revised version of Proposal SUA.2 is proposed:

[NB. underlined text is new; crossed out text is deleted]

Proposal SUA.2: South of Alcester Road, Stratford-upon-Avon	
Where it is to be delivered	South of Alcester Road Approx. <u>23</u> 25 hectares (gross)
What is to be delivered	<p>Employment uses comprising:</p> <ol style="list-style-type: none"> <u>Employment uses within Classes B1 (Business), B2 (General Industrial and B8 (Storage and Distribution)</u> Class B1(a) office and Class B1(b) research and development uses, although scope for B1(c) light industry will be considered Relocation of businesses from the Canal Quarter Regeneration Zone <u>Car Dealerships on a maximum of 7 hectares</u> <u>Bulky goods retail store on a maximum of 2 hectares, subject to a sequential assessment and retail impact assessment</u> <p>During the plan period up to 10 hectares will be released, plus additional land to correspond with the area taken up by businesses relocating from the Regeneration Zone.</p> <p>Housing – approx. 65 dwellings on land to the east of the Western Relief Road</p>
When it is to be delivered	Phases 2 - 4 (2016/17 - 2030/31)
How it is to be delivered	Private sector
Specific requirements	<ul style="list-style-type: none"> vehicle access to the employment development directly off <u>the A46, or</u> Wildmoor Roundabout or proposed Western Relief Road improvements to Wildmoor Roundabout as required by Highways England provision for improvements to A46 adjacent to the site as

	<p>required by Highways England</p> <ul style="list-style-type: none"> • extensive landscaping on the southern and western boundaries of the employment development • appropriate treatment and management of mature hedgerows along road frontages • protect and enhance ecological features • frequent bus service into the development <p><u>A thorough marketing exercise to seek to attract Class B1(a) office uses to the site.</u></p> <p><u>An effective mechanism to ensure that sufficient opportunity is provided for businesses to relocate from the Canal Quarter to the site.</u></p> <p>If a plot that has been developed on that part of the site allocated for the relocation of businesses from the Canal Quarter Regeneration Zone becomes available it should be marketed for a period of three months in order that another business in the Regeneration Zone has the opportunity to take it up. This provision will be applied for a period of two years from when that plot was originally implemented.</p>
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Question 3.1

Do you agree with the proposed changes to Proposal SUA.2 South of Alcester Road, Stratford-upon-Avon?

(b) Proposal SUA.4: Atherstone Airfield

3.7 The Core Strategy allocates this site for employment development specifically for the relocation of businesses from the Canal Quarter in Stratford-upon-Avon, together with scope for businesses to relocate from elsewhere in the District to help facilitate implementation of the site.

3.8 Since the Core Strategy was adopted it has become apparent that there is very little interest from businesses in the Canal Quarter to relocate to this site. Nevertheless, this location provides an opportunity for employment development to assist the local economy by providing greater scope for businesses in the District as a whole to relocate for operational reasons or in order to expand. It is also apparent that most industrial estates in the District are very well occupied with few vacant units. Some flexibility might reasonably be provided for businesses from outside the District to move to this site in order to facilitate implementation for its principal purposes.

3.9 The Inspector who examined the Core Strategy found the site to be well-located in relation to Stratford-upon-Avon. It has direct access onto the A road network, and a frequent bus service runs along Shipston Road. It is an established business location with readily available infrastructure.

3.10 An assessment of other land parcels on the edge of Stratford-upon-Avon has been carried out to show that Proposal SUA.4 is the most appropriate location for a wider range of uses as proposed in terms of its availability and suitability.

3.11 The following revised version of Proposal SUA.4 is proposed:

[NB. underlined text is new; crossed out text is deleted]

Proposal SUA.4: Atherstone Airfield	
Where it is to be delivered	<p>Atherstone Airfield, east of Shipston Road, Preston<u>Atherstone-on-Stour</u></p> <p>Approx. 10 hectares gross (5 hectares net), plus a ‘reserve’ of approx. 9 hectares gross (5 hectares net) should it be required, all to assist in the delivery of the Canal Quarter Regeneration Zone (see Proposal SUA.1) <u>and the needs of businesses elsewhere in the District.</u></p>
What is to be delivered	<p>Employment uses comprising:</p> <ol style="list-style-type: none"> 1. The relocation of businesses from the Canal Quarter Regeneration Zone falling within Use Classes B1c, B2 or B8; 2. The relocation of businesses from elsewhere in the District falling within Use Classes B1c, B2 or B8, <u>including those already operating on other parts of Atherstone Airfield (Alscot Estate);</u> 3. The relocation of businesses from outside the District but only insofar as this would help to facilitate (1) <u>and (2)</u> above, and not in respect of the ‘reserve’ unless an exceptional justification is advanced as part of a planning application.
When it is to be delivered	<p>Phases 2 - 4 (2016/17 - 2030/31), subject to the reserve only being released at a point where it is demonstrated that there is insufficient land, either quantitatively or qualitatively, at either SUA.2 or the first phase of this allocation to meet the needs of businesses relocating from the Canal Quarter Regeneration Zone <u>or businesses based elsewhere in the District, or an exceptional justification is proven as part of a planning application.</u></p>

How it is to be delivered	Private sector
Specific requirements	<ul style="list-style-type: none"> • improvements to the access off Shipston Road if required in order to achieve a satisfactory access • mitigation to the local road network where identified in a detailed transport assessment which should accompany a planning application • structural landscaping around the boundaries of the site to consolidate and complement that which already exists



Question 3.2

Do you agree with the proposed changes to Proposal SUA.4 Atherstone Airfield?

(c) Land east of Shipston Road, Stratford-upon-Avon

3.12 A specific site has been proposed by the promoters of a scheme to redevelop land at Wharf Road, which lies within the Canal Quarter Regeneration Zone, on which to relocate the current occupiers of that area. The extent of the site is shown on the plan in Appendix F.

3.13 One of the main companies affected by the redevelopment scheme has advised the District Council that it would not consider, for operational reasons, moving to either of the two allocations in the Core Strategy identified for the relocation of businesses from the Canal Quarter. It will only be prepared to move to a site on Shipston Road close to the Waitrose foodstore.

3.14 This site is not allocated in the Core Strategy and is in open countryside. On that basis, the development of the site for a business use of this nature would be contrary to the District Council's current planning policies.

3.15 The Site Allocations Plan provides the opportunity to consider whether this site should be identified for the specific purpose proposed in order to assist the implementation of the Canal Quarter Regeneration Zone.

3.16 The site is reasonably well-related to the physical form of the town given its proximity to the Waitrose store and two schemes for elderly persons' accommodation.

3.17 Access can be provided directly off the A3400 and from there to the wider road network in the area. It will be necessary to ensure that no undue harm would be caused by the intended use of the site to the amenity of existing dwellings immediately to the south of the site and to residents of the prospective adjacent development to the north. Extensive landscaping will need to be provided

around the site, particularly along its eastern boundary in order to minimise the impact of development on the wider landscape and from views across it.

3.18 An assessment of other land parcels on the edge of Stratford-upon-Avon has been carried out to show that this site is the most appropriate location for the proposed use in terms of its availability and suitability.

3.19 The following allocation is proposed to be included in the Site Allocations Plan:

Proposal SUA.5: East of Shipston Road, Stratford-upon-Avon	
Where it is to be delivered	East of Shipston Road; south of Waitrose foodstore Approx. 3 hectares
What is to be delivered	The relocation of specific businesses from Wharf Road within the Canal Quarter Regeneration Zone.
When it is to be delivered	Phase 2 (2016/17 – 2021/22)
How it is to be delivered	Private sector
Specific requirements	<ul style="list-style-type: none"> • provision of a satisfactory access off Shipston Road • extensive structural landscaping around the boundaries of the site • disposition of buildings and activities on the site to avoid unacceptable impact on neighbouring existing and proposed residential uses



Question 3.3

Should land east of Shipston Road, Stratford-upon-Avon be identified in the Site Allocations Plan for the purpose specified?

(d) Napton Brickworks

3.20 This site is located off Daventry Road about 1km to the west of the village of Napton-on-the-Hill and about 4km to the east of Southam (see location plan in Appendix F). The Brickworks and associated quarry closed in the 1970s and the buildings and structures on the site have since been cleared. However, there remain extensive areas of concrete hardstanding and remnants of buildings. On that basis, it is previously developed (brownfield) site.



Definition of previously developed land

The National Planning Policy Framework (NPPF) Glossary provides the following definition:

Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

3.21 The total site area is about 10.5 hectares, although the footprint of the former brickworks itself is about 6 hectares. The quarry part of the site, to the east of the former Brickworks, is designated as a Local Wildlife Site.

3.22 The site has a complex planning history. Planning permission was granted in 1995 to redevelop it as a business park but only the access off Daventry Road was implemented. Subsequently, the site was allocated in the previous District Local Plan Review for a mix of Class B1 employment, residential units tied specifically to businesses on the site, holiday accommodation and canal-based recreation. A scheme comprising 56 live/work units and Class B1 business buildings was granted outline planning permission in January 2015.

3.23 The owners of the site have advised the District Council that this permission will not be implemented because it is unviable given the costs involved in site clearance, stabilisation and remediation. Consequently, they are now promoting a scheme comprising approximately 80 dwellings, including a proportion of self-build and custom-build plots and holiday homes. They also propose to incorporate a nature reserve and visitor facilities associated with the canal.

3.24 Development of this brownfield site would bring a range of benefits including: removal of an eyesore in the landscape, treatment of contamination, cessation of anti-social activities, management and enhancement of existing habitats, and improvements to the canal environment.

3.25 There is a range of factors that would require consideration, including the relationship of the site to Napton-on-the-Hill, its accessibility by various means of travel, and the landscape and visual impact of development.

3.26 It should be borne in mind that Policy AS.11 in the Core Strategy provides the basis for considering development schemes for large rural brownfield sites, as follows:



Core Strategy Policy AS.11 Extract

Proposals for the re-use and redevelopment of extensive previously developed sites in the countryside, outside the Green Belt, will be assessed against the following factors in order to minimise any adverse impacts:

- (a) The extent to which the nature of the proposed development would be in the national or local interest.
- (b) Whether the form and scale of the proposed development could reasonably be provided elsewhere in the District in a manner that is consistent with the overall development strategy set out in this Plan.
- (c) The extent to which the nature of the proposed development would be beneficial compared with the current use and condition of the site.
- (d) The scale and nature of impacts, including visual, noise and light, on the character of the local area and local communities.
- (e) The extent to which features that are statutorily protected or of local importance are affected and any impact on them can be mitigated.
- (f) The scope to minimise the need to travel and promote the use of transport other than the private car.
- (g) The absence of development on any area of the site liable to flood risk.

Find out more about Core Strategy Policy AS.11 at www.stratford.gov.uk/corestrategy.

3.27 This consultation provides the opportunity to gauge the views of interested parties about the suitability of this site for housing development and whether it should be identified in the Site Allocations Plan for this or some other form of use(s).



Question 3.4

Should land at Napton Brickworks be identified in the Site Allocations Plan for residential development?

(e) University of Warwick Campus, Wellesbourne

3.28 This site is situated to the north of Wellesbourne, in Charlecote Parish, as shown on the plan in Appendix F. The site is identified in the Core Strategy (Policy AS.9) as providing a significant opportunity for research and development and educational purposes.



Core Strategy Policy AS.9 Extract

Wellesbourne

The Council will apply the following principles in considering development proposals and other initiatives relating to the Wellesbourne area. It will assess the extent to which each of these principles is applicable to an individual development proposal. Developers will be expected to contribute to the achievement of these principles where it is appropriate and reasonable for them to do so, taking into account the provisions of the Infrastructure Delivery Plan.

C. Economic

6. Support the use of the Horticultural Research International (Warwick University) site for research and development and educational purposes.

3.29 The University wishes to develop the site into a new Innovation Campus covering agriculture, medicine, energy and technology, in order to build on its international renown for knowledge and research.

3.30 Such a campus would respond directly to the West Midlands region's drive towards improved economic regeneration and resilience. The location and image of the site is ideal for the incubation of ideas into practice, the exchange of intellectual investment with industry-leading companies, and the nurturing of skills and jobs to support the local and regional economy.

3.31 Whilst located in rural surroundings, the site benefits from excellent connectivity, lying within a 5-mile range of Stratford-upon-Avon, M40 Junction 15, and Warwick Parkway and Leamington railway stations.



Question 3.5

Should land at University of Warwick's campus near Wellesbourne be identified in the Site Allocations Plan for research and educational development?

(f) Priory Square, Studley

3.32 This is a vacant site adjacent to the Co-operative Store as shown on the plan in Appendix F. It is an important site in the heart of the village and has been derelict for over 10 years despite a number of residential proposals. As part of the wider regeneration of Studley village centre, the

Council proposes to support the redevelopment of this vacant site to attract businesses and jobs, provide affordable homes and improve the environment of the village centre.



Question 3.6

Should land at Priory Square, Studley be identified in the Site Allocations Plan for mixed residential and business development?

(g) Studley Enterprise Centre

3.33 Studley supports a wide range of small businesses located around the village, with a number in the Birmingham Road / Studley Point area. However, it does not have ‘easy-in, easy-out’ facilities for new start-up businesses and entrepreneurs as found in Stratford and Alcester. As a result, business start-ups tend to have to move into Redditch to access affordable and well-supported business incubation workspace.

3.34 The ‘Studley Centre’ on High Street, as shown on the plan in Appendix F, has been unoccupied for some time and is in the ownership of Warwickshire County Council. Formerly housing the youth club and other facilities, the building is on the County Council’s Asset of Community Value List and it has been the intention to dispose of this asset if other potential uses are not identified by the community.

3.35 The Council wishes to investigate the business case and local demand for an Enterprise Centre located within the Studley Centre building, providing specialist workspace for local entrepreneurs working or starting in the digital and creative sector. It is intended that the Hub would be managed by the District Council and operate in partnership with the County Council and other business support organisations.



Question 3.7

Should land at High Street, Studley be identified in the Site Allocations Plan for a business start-up centre?

(h) Rother Street/Grove Road, Stratford-upon-Avon

3.36 The area to the west of Rother Street, previously known as the Rother Quarter, is on the edge of the town centre and could provide scope for a wide range of uses to be provided that would be suitable for this key location. It is stressed that there is no expectation that any existing uses in the area should be redeveloped. However, it is thought appropriate to explore the opportunity to accommodate other uses. An example of this is the new hotel that is nearing completion.

3.37 Such an approach could be covered in a specific proposal in the Site Allocations Plan which identifies the range of uses that would be appropriate in this area. The plan at Appendix F identifies a potential boundary to which such a proposal would apply.



Question 3.8

Should land between Rother Street and Grove Road, Stratford-upon-Avon be identified in the Site Allocations Plan as an opportunity for redevelopment for specific uses?



Question 3.9

Is the boundary of the site, as shown on the plan in Appendix F, appropriate?

Part 4 Self-Build and Custom Housebuilding

4.1 The Government believes that self-build (where individuals or groups directly organise the design and construction of new homes for themselves to occupy) and custom build (where individuals or groups work with a specialist developer to deliver new homes that meet their specific aspirations and needs) can play an important role in delivering high-quality housing that meets the needs of all sections of the community.

4.2 The Self-Build and Custom Housebuilding (Register) Regulations 2016 oblige all district councils in England to keep a register of individuals (and associations of individuals) who are seeking to acquire serviced plots of land in their area for this purpose.

4.3 Local authorities are required to give planning permission to enough suitable serviced plots to meet the demand for self-build and custom housebuilding in their area. To date, 93 people are on the Self-Build Register for Stratford-on-Avon District.



Self-Build and Custom Housebuilding

The national Regulations and the Register for Stratford-on-Avon District can be found at www.stratford.gov.uk/selfbuild

You can apply to be on the Self-Build and Custom Housebuilding Register by using the form provided on the District Council's Self-Build webpage:

www.stratford.gov.uk/selfbuild

4.4 There are various ways in which the District Council can offer opportunities for self-build housing schemes. Plots are expected to be provided on both new settlements to be developed in the District, at Gaydon/Lighthorne Heath and Long Marston Airfield. Planning permission may also be granted for schemes that come forward through planning applications, subject to the site being in an appropriate location and suitable for development.

4.5 Because the Core Strategy was at an advanced stage before this Government initiative took effect, it does not contain a policy on self-build. The SAP provides an opportunity to establish such a policy. This is set out below for consideration. The proposed approach is on the basis that such schemes can be considered to be a form of housing to meet a local need, subject to mechanisms being applied in relation to initial and subsequent occupancy.

4.6 However, it is appropriate to restrict this form of development to Stratford-upon-Avon, Main Rural Centres and Local Service Villages. This is because self-build schemes will invariably not be restricted to meeting the needs of the immediate community, as is the case with rural exception schemes.

4.7 In accordance with national policy, self-build housing schemes will be exempt from the Community Infrastructure Levy that has been adopted in Stratford-on-Avon District.

4.8 It is confirmed that Core Strategy Policy CS.18 (see Development Management Consideration 3), establishes that the provision of affordable housing does not apply to self-build housing schemes.

4.9 It will be necessary for a condition to be placed on any planning permission for a self-build and custom housebuilding scheme on a site that is not otherwise allocated for housing development, to restrict it to that specific form of use.

Policy SAP.1: Self-Build and Custom Housebuilding

Within and adjacent to Stratford-upon-Avon, Main Rural Centres and Local Service Villages, self-build and custom housebuilding schemes may be appropriate subject to the satisfaction of the following criteria:

1. There is evidence to show there is a sufficient level of interest to build and occupy such dwellings on the site involved.
2. The majority of plots should be taken up by individuals or households that have a local connection through living and/or working in Stratford-on-Avon District or by having close family living in the District.
3. A legal agreement is entered into in order to control the re-sale of dwellings initially to individuals or households who satisfy 2. above.

All such schemes must make the following provisions:

- (a) A Design Code to guide the form of dwellings that are appropriate to the site.
- (b) A legal access to a public highway (or equivalent) to serve each individual plot.
- (c) Connections to all services, i.e. electricity, water, drainage, at the boundary of each plot.



Question 4.1

Is the proposed wording of the policy on self-build and custom housebuilding appropriate?

4.10 In addition, the preparation of the Site Allocations Plan provides an opportunity for landowners who wish to promote self-build schemes to advise the District Council of sites that are available. Consideration will then be given to whether a site is appropriate to be identified in the Plan for this purpose. If you wish to submit a site to be considered as an allocation specifically for a self-build development, please complete the form that can be opened using the link below.

4.11 A number of sites have already been put forward by landowners/developers for this specific purpose, as listed below and shown on the plans at Appendix G.



Question 4.2

Should any of the following sites be identified in the Site Allocations Plan specifically for self-build/custom housebuilding?

- (a) Land east of Shipston Road, Alderminster (for approx. 10-15 plots)
- (b) Land west of Bush Heath Lane, Harbury (for approx. 6 plots)
- (c) Land west of Glebe Close, Stockton (for approx. 10-15 plots)

4.12 The three sites identified above comprise approximately 26-36 plots, which is significantly less than the number of people currently on the District Council's Self-Build Register. The Council would welcome further suggestions for opportunities to contribute to meeting this need.



Self-Build and Custom Housebuilding Sites

You can submit sites to be considered for a Self-Build or Custom Housebuilding development by using a specific form that can be downloaded from the District Council's Self-Build webpage:

www.stratford.gov.uk/selfbuild