



Site Allocations Plan Proposed Submission Consultation Summary Leaflet

Stratford-on-Avon District Council is holding a public consultation between 8th August and 20th September 2019 on the proposed Site Allocations Plan (SAP).

Background to Consultation

The SAP will form part of the Development Plan for the district alongside the adopted Core Strategy, emerging Gypsy and Traveller Plan and 'made' Neighbourhood Plans.

It sets out new planning policies and proposals relating to:

- Reserve housing sites
- Self-build and custom-build housing sites
- Built-up area settlement boundaries
- Safeguarding land along the route of the A46
- A number of specific sites across the district including employment land
- Corresponding changes to the Core Strategy Policies Map

The SAP sits below the Council's adopted Core Strategy. It runs to 2031 and provides further detail on a number of topics not covered by the Core Strategy itself. Its context is set by the Core Strategy. As such, it does not revisit the issues of how many homes and jobs are needed or the strategy for distributing these. These issues will be covered in a review of the Core Strategy. The Site Allocations Plan is very much a 'stop-gap' to further ensure that the proposals in the Core Strategy are delivered.

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

Telephone 01789 260334

What does the Site Allocations Plan (SAP) do?

Reserve Housing Sites

The Core Strategy meets the housing needs for the district, but there is always a risk that some sites do not get built-out, or additional housing needs arise. The SAP therefore identifies reserve housing sites that the Council will release for development by 2031, if its monitoring indicates that they are required. As such, the main purpose of reserve sites is to enable the Council to maintain a five year housing land supply, but also to help contribute to any identified need or shortfall arising from outside the district. The policies within the SAP identify the reserve housing sites and the mechanisms for their release, should they be required.

Self-Build and Custom-Build Housing Sites

The Council is required to maintain a register of people who are looking to acquire serviced plots of land to either directly organise the design and construction of new homes for themselves to occupy, or work with a specialist developer to deliver homes that meet their specific requirements. The Site Allocations Plan allocates a number of sites for these purposes and sets out the criteria for assessing the acceptability of other such schemes.

Built-up Area Boundaries

The purpose of built-up area boundaries is to distinguish between land inside a settlement where new development is acceptable 'in principle', and land outside a settlement where development is generally not acceptable. The boundaries set out within the SAP are promoted to ensure that settlements have a consistent approach when determining planning applications.

Employment Enabling Sites

A recent study found that due to strong economic growth in the district, the high rental values of new employment sites and the loss of existing 'smaller' employment premises to other uses, there is a shortage of available and affordable 'sub-prime' business floorspace in the district. The policy in the SAP looks to support proposals for the development of such employment premises when appropriate.

A46 Safeguarding

The A46 is an important part of the strategic road network that suffers from congestion and poor safety record due to having a mixture of single and dual carriageway and different types of junctions along its length. There is a commitment to improve the A46 which around Stratford-upon-Avon could require alterations to three significant junctions. The policy in the SAP looks to safeguard sufficient land at these junctions to make such improvements possible when funds allow.

Site Specific Proposals

There are a number of other specific proposals the Council considers appropriate for the Site Allocations Plan to promote:

- sites for employment development south of Alcester Road and east of Shipston Road, Stratford-upon-Avon and at Atherstone Airfield
- improvements to the area between Birmingham Road and Greenhill Street to create an improved 'Gateway' to Stratford-upon-Avon town centre
- improvements to the area between Rother Street and Grove Road in Stratford-upon-Avon
- allocation of land for expansion of Stratford-upon-Avon School
- redevelopment of land at High Street and creation of an 'enterprise centre' in Studley
- housing led redevelopment of Napton Brickworks rural brownfield site
- support for the University of Warwick campus near Wellesbourne for research, education and innovation
- the safeguarding of the Rail Technology Centre, near Long Marston, as a rail-based innovation and technology centre

How to comment

The District Council is consulting in accordance with the Town and Country Planning Regulations 2012. This enables any individual or organisation to make formal representations (comments) on the content and soundness (appropriateness) of the plan.

All representations received will be considered by an independent inspector appointed by the government to examine the plan and consider whether it is legally compliant and sound. The purpose of this consultation is to give you the opportunity to say whether you think the plan fails these tests and then to suggest how the plan should be modified accordingly.

Representations should cover succinctly all the evidence and supporting information necessary to support/justify the representation and any suggested modification to the plan. The submission of further information will only be accepted at the request of the Inspector. Representations submitted on previous draft versions of the plan or supporting documents cannot be considered as part of the current process.

The consultation period will run from Thursday 8th August to 5pm on Friday 20th September 2019 and comments on any aspect of the plan and supporting documents are invited.

Representations should be made electronically. This can be done either by using the interactive representations form on the website at www.stratford.gov.uk/siteallocations or attaching a representations form to an email and sending it to policy.consultation@stratford-dc.gov.uk

Alternatively, forms can be posted or delivered to

Policy Section, Stratford-on-Avon District Council
Elizabeth House, Church Street, Stratford-upon-Avon CV37 6HX

What happens next?

Stratford-on-Avon District Council will consider the comments received and make any changes to the SAP as appropriate. These changes will need to be agreed by Council in December before the plan is formally submitted to the government for independent examination by the end of 2019.

The inspector will then hold an examination in public to assess that the plan is 'sound' or fit for purpose and meets all the necessary legal requirements.

The inspector will then publish their report and, if they conclude that the plan is sound, the Council should be able to formally adopt the plan in summer 2020. This means that the Council can then start using the plan to assist in making decisions about planning applications and bringing forward proposals in accordance with the plan to help ensure the development needs of the district continue to be met to 2031.

Find out more

You can view the consultation documents on the Council's website at www.stratford.gov.uk/siteallocations or at the District Council offices at Elizabeth House, Stratford-upon-Avon.

A representations form should be used for submitting comments. The Council has also prepared a guidance note to assist in making representations. Both are available at www.stratford.gov.uk/siteallocations

Copies of the consultation documents can be purchased from the Planning Policy team using the contact details below. The Council will also be holding a series of 'drop-in' sessions to answer any specific queries you may have:

Date	Venue	Times
Tuesday 3 September	Southam Library, Tithe Place, High Street, Southam	10.00am to 1.00pm
Thursday 5 September	Stratford-on-Avon District Council, Elizabeth House, Church Street, Stratford-upon-Avon	4.00pm to 7.00pm
Wednesday 11 September	Alcester Library, Globe House, Priory Road, Alcester	2:30pm to 5:30pm
Thursday 12 September	Shipston-on-Stour Library, 12 Church Street, Shipston-on-Stour	2:30pm to 5:30pm

Alternatively, you can contact the Stratford-on-Avon District Council Planning Policy team by email at planning.policy@stratford-dc.gov.uk or by phone on 01789 260334.