

To:

Councillors:

T Jefferson
D Pemberton
J Barker
M Cargill
T Harvey

M Jennings
A Parry
I Shenton
S Whalley-Hoggins

02 October 2020

Dear Councillor

THE CABINET - MONDAY 5 OCTOBER 2020

Please find attached an Update Sheet and associated appendices for consideration at the next meeting (Monday 5 October 2020) of the The Cabinet.

Agenda No Item

4. **Site Allocation Plan (Pages 1 - 10)**

To consider the preferred options version of the Site Allocations Plan for public consultation.

*Note: Appendix 2 is attached as an electronic supplement to this agenda.
Appendices 1 and 3 – 6 can be found at: www.stratford.gov.uk/sappo*



Chief Executive (Head of Paid Service)

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Item 4 - Site Allocation Plan

Update Sheet

Amended recommendations and associated appendices

Recommendations to Council:

- (1) That the Sustainability Appraisal/Strategic Environmental Assessment of the Site Allocations Plan (attached at Appendix 5) be received as forming part of the Site Allocations Plan evidence base;**
- (2) That the Proposed Options version of the Site Allocations Plan (attached at Appendix 2) be endorsed for public consultation and in doing so, the previous Proposed Submission (July 2019) version of the Site Allocations Plan is formally withdrawn;**
- (3) That the Policy Manager, in consultation with the Deputy Leader and Portfolio Holder for Place, is authorised to make any further minor and editorial amendments to the Site Allocations Plan prior to the Preferred Options consultation.**
- (4) Section 7.13 of Appendix 2 is substituted with the text set out in the appendices to the Update Sheet and it is this amended version of the Site Allocations Plan (subject to Recommendation 3) that is recommended to Council for public consultation under Recommendation 2.**

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7.13 Meon Vale (Former Engineer Resources Depot), Long Marston

Proposal RURAL.4: Meon Vale (Former Engineer Resources Depot), Long Marston	
Where it is to be delivered	Meon Vale, Former Engineer Resources Depot, Long Marston Approx. 32 hectares (gross)
What is to be delivered	Up to a maximum of 300 homes (subject to satisfying the specific requirements below), of which 35% are to be provided as affordable housing in accordance with Core Strategy Policy CS.18.
When it is to be delivered	Phase 3 – 4 (2020/21 – 2030/31)
How it is to be delivered	Private sector
Specific requirements	<ul style="list-style-type: none"> • expect the landowner works with the District Council and Long Marston and Quinton parish councils in the preparation of the proposal • retain mature trees and non-plantation woodland • provide additional tree planting of native species to help achieve a net-gain in biodiversity on the site • retain, enhance and strengthen the woodland walk corridors and ensure that the design of the Proposal incorporates the maximum amount possible of the woodland areas • provide new publically accessible green spaces throughout the site • provide a structural landscaping buffer between the site proposal and the adjacent Quinton Rail Technology Centre (see Proposal RURAL.3) and adjacent employment uses • ensure that the residential development does not undermine the operational viability of the adjacent Quinton Rail Technology Centre (Proposal RURAL.3), in particular its rail loop which is integral to future investment in the site; • incorporate a high level of acoustic design in homes to enable residents to achieve an acceptable internal noise environment • retain mature trees and non-plantation woodland • provide new publically accessible green spaces throughout the site • undertake hydraulic modelling of the proposed development

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Explanation

7.13.1 The new community of Meon Vale is being created on the former Engineer Resources Depot, near Long Marston. The Depot is one of four Large Rural Brownfield Sites identified in Core Strategy Policy AS.11. The purpose of this

proposal is to provide greater clarity and detail to the provisions set out in Core Strategy Policy AS.11.

7.13.2 Meon Vale has become a vibrant new community in a countryside setting with circa 1,000 homes supported by a village supermarket, leisure centre, community hall, primary school, playing fields and allotments. This proposal would represent phase 5 of the residential development.

7.13.32 ~~The concept of Development at Meon Vale has evolved over time; originally being conceived as. The original concept was for a leisure village supported by residential uses. In 2015 permission was granted for a further 550 homes and the primary school¹. In addition, the Site Allocations Plan itself seeks to safeguard the rail loop for rail-based inward investment (see Proposal RURAL.3). The landowners have confirmed that the leisure village components of the scheme are no longer being progressed. Whilst the leisure village component is no longer being progressed, Meon Vale has become a vibrant new community in a countryside setting with circa 1,000 homes supported by a village supermarket, leisure centre, community hall, primary school, playing fields and allotments. This proposal would represent phase 5 of the residential development.~~

7.13.34 ~~The site itself comprises~~includes areas of plantation woodland, including a woodland walk and grassed areas. It is understood that whilst there are no formal rights of access, the ~~plantation~~ woodland areas and associated paths through them are enjoyed, valued and well used by local residents~~and used by residents on an informal basis~~. They complement the existing greenspaces throughout Meon Vale. Further green space is also being created at Meon Vale which will offer additional opportunities for leisure and recreation activities.

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7.14.5 It should be noted that the site covers land earmarked for holiday accommodation in the 2009 Masterplan², although the land parcels shown as being suitable for development on the Policies Map (see Section 8 Part E) differ. As such, some woodland would have been lost as part of the implementation of that scheme.

7.14.6 Given the value of the site to local residents, the Proposal should seek to retain mature trees and non-plantation woodland and ensure that the design of the Proposal maximises woodland areas. To help achieve a net-gain in biodiversity on the site, additional tree planting of native species should be provided. In addition to retaining, enhancing and strengthening the woodland corridor, new publically accessible green spaces should be provided throughout the site.

7.13.47 The Council considers that 300 homes represents the absolute maximum capacity of the site. However, whilst the Council is supportive of the principle of residential uses on this site, there are a number of significant constraints that still need to be resolved to the satisfaction of the District Council. These include:

- ~~Retention of any areas of mature woodland and trees, although it is acknowledged that some areas of plantation and scrub~~
- Establishment of new publically accessible green spaces throughout the site
- Capacity of the highway network to accommodate additional vehicular traffic (in lieu of accepted levels from previously consented schemes)
- Confirmation that there would be no detrimental impact (e.g. noise) on residential occupiers from the 24 hour operation of the Quinton Rail Technology Centre and adjacent industrial units and that appropriate mitigation measures can be provided
- ~~Retention of any areas of mature woodland and trees, although it is acknowledged that some areas of plantation and scrub~~

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¹ Application reference 14/01186/OUT

² Copy available at www.stratford.gov.uk/siteallocations

~~Establishment of new publically accessible green spaces throughout the site~~

7.13.58 Severn Trent Water has identified the need for hydraulic modelling of any proposed development to be undertaken to assess its impact on the local drainage and sewerage network.

7.13.69 Despite the exact quantum of development on the site not being established at this point in time, it is considered appropriate to include this proposal within the Preferred Options consultation ~~in order to establish the principle for its redevelopment.~~ However, the Council fully accepts that the above constraints will need to be resolved and the quantum of development confirmed prior to the Proposed Submission stage of the Plan. Given the inclusion of Meon Vale within the Core Strategy, inclusion within the Site Allocations Plan provides clarity and certainty to local residents and the landowner as to what the Council, as the local planning authority, considers acceptable on this site.

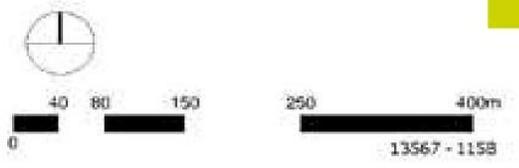
7.13.710 The boundary for the site allocation is identified within Part E: Specific Site Proposals, in Section 8 Policies Map.

Find out more about the Large Rural Brownfield Sites Policy AS.11 of the Core Strategy @ www.stratford.gov.uk/corestrategy.



See Proposal RURAL.3 above for details about the Quinton Rail Technology Centre.

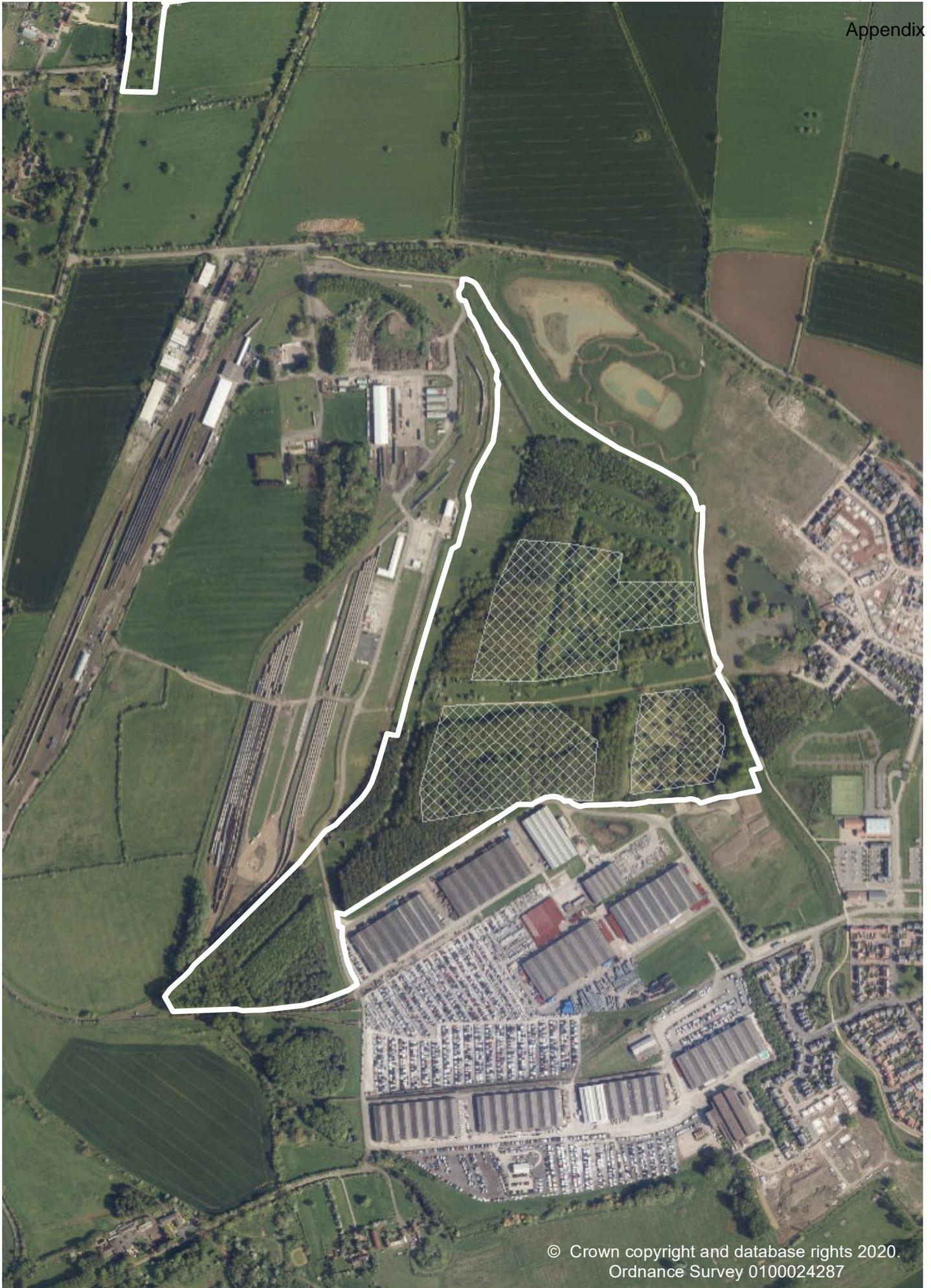
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-  Application Boundary
-  Other Land in St Modwen's Ownership
-  Retained Existing Employment and Associated Handstanding and Landscape
-  Residential up to 500
-  Holiday Homes up to 150
-  Self Catering Lodges up to 150
-  Leisure and Community Hub
-  80 Pitch Touring Caravan Site & 250m² Facilities Block
-  Proposed Pavilion
-  Retained Building Accomodating Outdoor Activity Centre & Associated Land
-  Retained Rail Based Storage, Maintenance and Restoration Buildings
-  New Rail Heritage Building
-  Land Associated with Rail Based Storage & Restoration Including Retained Open Grassland
-  Open Space
-  Nature Area & Parkland
-  Playing Fields
-  Existing Buildings to be Retained
-  Primary Internal Road
-  Bus Only Link
-  Railway Track
-  Greenway Extension
-  Future Potential Pedestrian Link
-  National Cycle Route
-  Open Watercourse with Reworked Banks
-  Waterbodies
-  Balancing Ponds
-  Existing Trees
-  Proposed Trees

Figure 2.1 2009 Illustrative Hybrid Masterplan (Approved)

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