

Long Marston Airfield – Phase 1b

Long Marston Airfield is identified in the Core Strategy as a new settlement for 3,500 homes. To build more than 400 homes, the Core Strategy requires a relief road to Stratford-upon-Avon town unless transport modelling confirms there is additional capacity in the highway network. Modelling confirms this is the case and **Proposal RURAL.5** seeks to ensure that an additional 500 homes comes forward in accordance with the agreed masterplan and supported by the necessary infrastructure.

How to Comment

The best way to view the consultation documents is online at www.stratford.gov.uk/sappo. Please use the online consultation form so it is clear which part of the Plan your comments relate to. Alternatively, please email comments/completed forms to policy.consultation@stratford-dc.gov.uk or post them to Planning Policy, Stratford-on-Avon District Council, Elizabeth House, Church Street, Stratford-upon-Avon, CV37 6HX.

The fundamental purpose of the Site Allocations Plan is to proactively set out how we will continue to meet the development challenges that our District faces. If you disagree with our approach, then please do suggest what you think a better alternative is. Development pressures will still exist even if we don't prepare a plan. Comments are most helpful when framed in this context.

What happens next?

The Council will consider the comments received and use them as appropriate to make changes to the Site Allocations Plan. We will then publish a new Proposed Submission version for public consultation in spring 2021.

Find out More

Because of COVID-19, unfortunately there will be no face to face consultation events. However, we have prepared a number of short videos explaining the proposals in further detail and we will also be hosting a number of online live question and answer sessions - visit www.stratford.gov.uk/sappo

- 10th November @ 6pm
- 12th November @ 6pm
- 17th November @ 3pm
- 19th November @ 11am
- 1st December @ 2pm
- 3rd December @ 6pm

Subject to changing restrictions resulting from the Coronavirus pandemic, you can view the Plan at the District Council offices (Elizabeth House, Church Street, Stratford-upon-Avon, CV37 6HX between 10am and 2pm Monday to Friday) and at main public libraries across the District. Please check current restrictions at your local library before you visit.

If you are unable to view the consultation documents online or at the Council Offices or main libraries, please contact the Policy Team to discuss how we can assist you in responding to this consultation.

If you have any queries regarding the consultation please contact the Policy Team on 01789 260334 or email planning.policy@stratford-dc.gov.uk



Site Allocations Plan Preferred Options Consultation

SUMMARY LEAFLET

Stratford-on-Avon District Council is holding a public consultation between 29th October and 18th December 2020 on the proposed Site Allocations Plan (SAP). This summary leaflet has been prepared to help you understand what the Site Allocations Plan is and how it might affect you.

What is the Site Allocations Plan?

The Site Allocations Plan sits alongside the Core Strategy and once finished (adopted) will form part of the Development Plan for Stratford-on-Avon District. These Plans, along with Neighbourhood Plans prepared by parish councils, set out the principles and policies against which planning applications are assessed. It will enable communities to know where new development may occur in the future. The Site Allocations Plan has to conform to the approach set out by the Core Strategy and is essentially a 'stop-gap' measure before the new South Warwickshire Plan (that replaces the Core Strategy) comes on stream.

What is the Preferred Options?

The Preferred Options is essentially the draft stage. There will be further consultation on the final draft (Proposed Submission version) next year before the Plan is submitted to the Government for examination to check that it is fit for purpose. The content of the Plan is informed by technical evidence (including a sustainability appraisal, flooding, highways, heritage, education), as well as the views of stakeholders and communities from previous consultations. Your elected councillors have formally agreed the Plan for consultation. It is important to note that this Preferred Options version replaces the Proposed Submission version from 2019. If you submitted comments on that Plan, you will still need to do so on this new version.



**A summary of the Site Allocations Plan is provided overleaf
Read the full consultation document at
www.stratford.gov.uk/sappo**

This webpage also includes maps of each settlement so you can see how where you live may be affected by the proposals.

**If you find the text in this leaflet difficult to read
we may be able to supply it in a format better
suited to your needs: Telephone 01789 260334**

Reserve Housing Sites

The Core Strategy meets the current housing needs for the district, but there is always a risk that some sites do not get built-out, or additional housing needs arise. Because of this, the Site Allocations Plan identifies reserve housing sites that the Council will release for development by 2031, if it's monitoring indicates that they are required.

Identifying Reserve Housing Sites

Policy SAP.1 restates the four reasons or purposes for identifying reserve housing sites in the Core Strategy which are (A) to maintain a 5 year housing land supply; (B) additional employment growth at Jaguar Land Rover at Gaydon/Lighthorne Heath; and contribute to meeting housing shortfall from (C) within Coventry & Warwickshire and (D) outside Coventry & Warwickshire. The map below highlights the settlements where reserve sites have been identified.

Reserve Housing Sites in Neighbourhood Plans

The Council has taken the decision not to identify reserve housing sites in those villages where a significantly advanced Neighbourhood Plan (i.e. 'made' or proceeding to Referendum) already identifies reserve sites. **Policy SAP.2** seeks to ensure a consistent approach to releasing those reserve sites identified in neighbourhood plans.

Releasing Reserve Housing Sites

To ensure that sufficient reserve sites are available to meet any of the four purposes, **Policy SAP.3** 'caps' any release, in the first instance, to 1,000 homes. Based on the settlement categorisation in the Core Strategy, **Policy SAP.3** establishes a hierarchy for releasing reserve sites. Within each tier, sites are grouped depending on size, the number of homes already built within a village and with planning consent, and the existence of a neighbourhood plan.. This enables the Council to release reserve sites in smaller batches as opposed to all in one go

Policy SAP.3 also sets out the 'triggers' for releasing reserve sites for each of the four purposes. In respect of Purpose A and maintaining a 5 year housing land supply, a new threshold of 5.5 years is proposed as well as applying the Government's Housing Delivery Test (HDT) results. The Council has a 5 year supply of 7 years and HDT of 271%. Site promoters will be required to submit information regarding the realistic delivery of sites and any infrastructure constraints.

The District falls within the Greater Birmingham Housing Market Area and so has to contribute to meeting the housing needs of Birmingham. It is accepted that a shortfall of housing from Birmingham exists and we need to contribute a fair share. **Policy SAP.4** proposes to release reserve sites in Stratford-upon-Avon and Mappleborough Green to help meet the needs of Birmingham. Releasing non-Green Belt sites in Mappleborough Green is because of their proximity to Birmingham and their relationship to Redditch.

Applications for Reserve Housing Sites

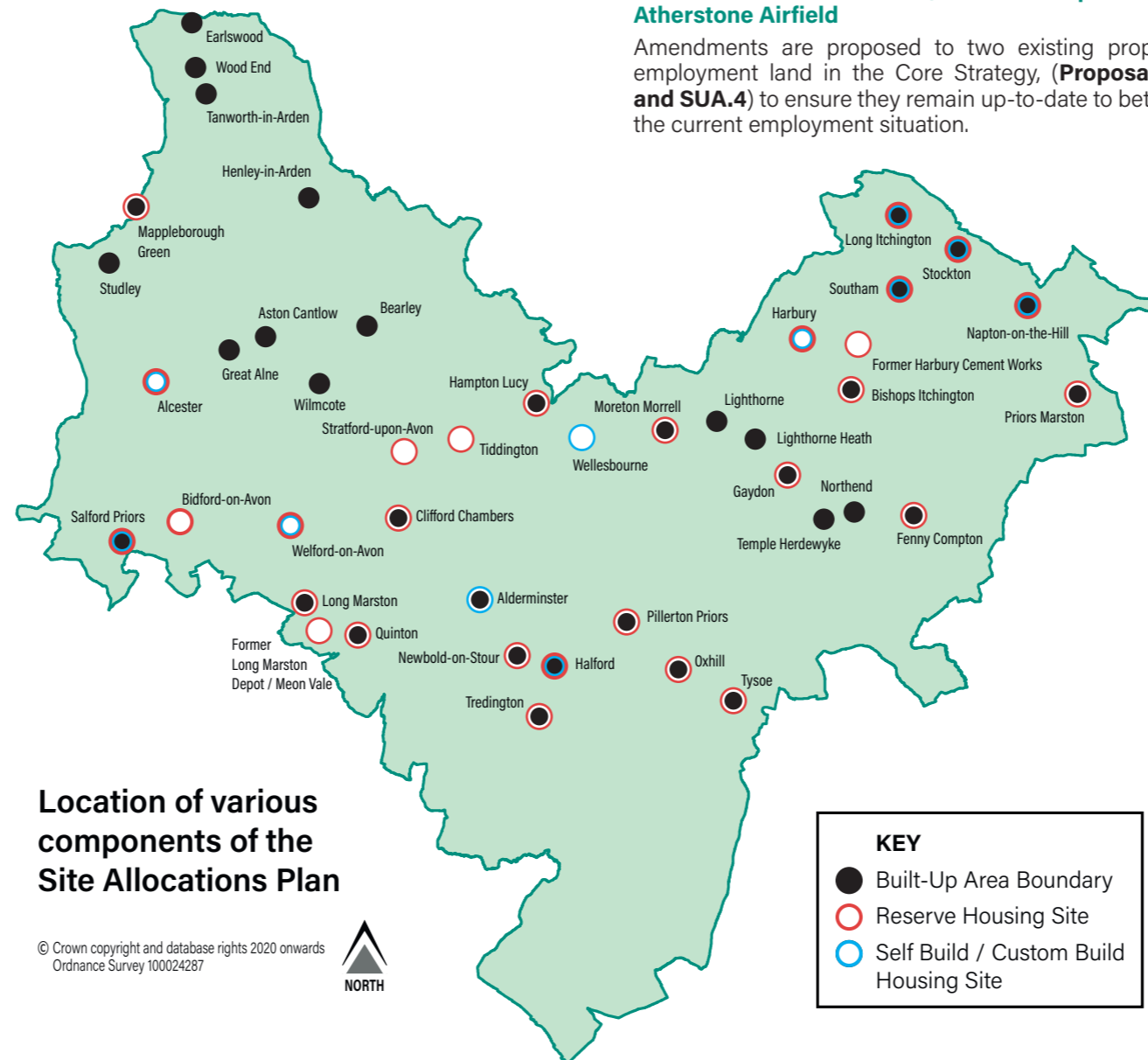
Policy SAP.5 sets out additional requirements that reserve sites should meet. This includes zero and low-carbon homes as well as deadlines for submitting planning applications and starting construction on site if permission is granted.

Self-build and Custom-build Housing

The Council has to maintain a register of people (and associations) who are looking to acquire plots of land to either directly organise the design and construction of new homes for themselves, or work with a specialist developer to deliver homes that meet their requirements. The Council has to ensure that such needs are met through an adequate supply of plots for self-build and custom-build housing. **Policy SAP.6** sets out the criteria for assessing the suitability of self-build and custom-build housing schemes. The map below highlights the settlements where self-build sites have been identified.

Built-up Area Boundaries

Built-up area boundaries distinguish between land inside a settlement where new development is acceptable 'in principle', and land outside a settlement where development is generally not acceptable. **Policy SAP.7** seeks to ensure a consistent approach to all settlements that are appropriate for development by applying a standard methodology **Policy SAP.7** does not apply to those settlements that already have a boundary established through a well-advanced or made neighbourhood plan that includes a built-up area boundary. The map below highlights the settlements where boundaries have been identified.



Employment Enabling Sites

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 business floorspace in the district. **Policy SAP.8** supports proposals for the development of new employment premises in certain locations if a percentage of the employment floorspace is provided at a discounted rate.

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. **Policy SAP.9** safeguards land at the Bishopton and Wildmoor junctions on the northern edge of Stratford-upon-Avon to enable improvements to happen when funds allow.

Specific Site Proposals

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

South of Alcester Road, Stratford-upon-Avon and Atherstone Airfield

Amendments are proposed to two existing proposals for employment land in the Core Strategy, (**Proposals SUA.2 and SUA.4**) to ensure they remain up-to-date to better reflect the current employment situation.

East of Shipston Road, Stratford-upon-Avon

Proposal SUA.5 for new employment site next to the Rosebird Centre for specific occupiers from Wharf Road in order to help facilitate the regeneration of the Canal Quarter.

Stratford-upon-Avon Gateway and Rother Street/Grove Road, Stratford-upon-Avon

Two proposals to regenerate land and renew the public realm on the edge of Stratford-upon-Avon town centre. **Proposal SUA.6** incorporates Henley Street, Windsor Street, Arden Street and Greenhill Street and seeks to encourage a mix of retail, commercial, leisure, community/educational facilities and residential uses. This will facilitate improvements to the public realm in a key gateway area. **Proposal SUA.7** incorporates Rother Street and Grove Road and also seeks to encourage a broad mix of uses.

Land at Stratford-on-Avon College

Proposal SUA.8 seeks to safeguard land at the college on Alcester Road to facilitate the expansion of the neighbouring Stratford-upon-Avon School.

Bidford Centre, Bidford-on-Avon

Proposal BID.1 seeks to create new 'village centre' on Waterloo Road in Bidford-on-Avon with public space supported by a mix of retail, commercial and employment space.

Studley Centre and High Street, Studley

Proposal STUD.1 seeks to create new 'village centre' on the High Street in Studley with public space supported by a mix of residential, retail, community and employment space. Existing occupiers and uses would be retained but in new premises with a better quality public realm. **Proposal STUD.2** seeks to redevelop vacant land on the High Street adjacent to the Co-operative Supermarket with commercial uses at ground floor to improve this important 'gateway' site.

Napton Brickworks

Proposal RURAL.1 seeks to redevelop this brownfield site near the village of Napton-on-the-Hill for up to 80 homes, public open space and a wildlife area.

University of Warwick Wellesbourne Campus

Home to the University of Warwick, **Proposal RURAL.2** supports developing part of the site for a new 'innovation campus' for research and development and educational purposes. This would be supported by some commercial development on land to the southeast corner of the site.

Quinton Rail Technology Centre, near Long Marston

The Quinton Rail Technology Centre is the UK's only looped rail test track and **Proposal RURAL.3** seeks to safeguard the site for rail-based development and inward investment.

Meon Vale

Proposal RURAL.4 proposes up to 300 homes on greenfield land on the Large Rural Brownfield Site of the former Long Marston Depot. This proposal is subject to meeting a number of specific criteria including providing enhanced open space, retaining mature trees and non-plantation woodland, and planting of new native species. The Proposal also require the developer to work with the local community as part of this proposal.