

 <b>Executive - 11<sup>th</sup> September 2013</b>		<b>Agenda Item No.</b> <b>4</b>
<b>Title</b>	<b>Warwick District Council's response to Stratford-on-Avon District Council's current Core Strategy consultation process.</b>	
<b>For further information about this report please contact</b>	Tracy Darke/ David Barber	
<b>Wards of the District directly affected</b>	All	
<b>Is the report private and confidential and not for publication by virtue of a paragraph of schedule 12A of the Local Government Act 1972, following the Local Government (Access to Information) (Variation) Order 2006?</b>	No	
<b>Date and meeting when issue was last considered and relevant minute number</b>		
<b>Background Papers</b>	<a href="http://www.stratford.gov.uk/csnew2013">www.stratford.gov.uk/csnew2013</a>	

<b>Contrary to the policy framework:</b>	No
<b>Contrary to the budgetary framework:</b>	No
<b>Key Decision?</b>	Yes
<b>Included within the Forward Plan? (If yes include reference number)</b>	No
<b>Equality &amp; Sustainability Impact Assessment Undertaken</b>	No (If No state why below)
The development plan in question is being undertaken by Stratford District Council	

Officer/Councillor Approval		
Officer Approval	Date	Name
Chief Executive/Deputy Chief Executive	26/8/13	Chris Elliot
Head of Service	23/8/13	Tracy Darke
CMT	27/8/13	Bill Hunt , Andrew Jones
Section 151 Officer	27/8/13	Andrew Jones
Monitoring Officer	27/8/13	Andrew Jones
Finance	27/8/13	Mike Snow
Portfolio Holder(s)	27/8/13	Les Caborn
Consultation & Community Engagement		
Insert details of any consultation undertaken or proposed to be undertaken with regard to this report. Consultation regarding the Stratford District Core Strategy is currently being undertaken by Stratford DC – (see link above in background papers)		
Final Decision?		No
Suggested next steps (if not final decision please set out below)		
Warwick District will continue to monitor the emerging Stratford Core Strategy and, if necessary, make further submissions at the appropriate juncture(s)		

## 1. **SUMMARY**

- 1.1 Stratford-on-Avon District Council is consulting on specific new proposals in its emerging Core Strategy the purpose of this report is to :-
- Update members on the content of the new proposals for Stratford's Core Strategy
  - Identify/ examine possible implications on Warwick District Council's Local Plan/ development strategy
  - To agree and formally submit this Council's consultation response to the Stratford Core Strategy process.

## 2. **RECOMMENDATION**

- 2.1 That Executive agrees that WDC submits no objections to the Stratford District Council New Proposals Consultation provided that the issues itemised in paragraph 7.8 of this report are fully considered and catered for to our mutual satisfaction in accordance to the duty to co-operate provisions within the NPPF.
- 2.2 That Warwick District Council reserves its right to make objections to the Submission Draft of Stratford's Local Plan (the next stage in the process) in the event the matters itemised in paragraph 7.8 of this report are not progressed successfully.
- 2.3 That officers monitor the progress of the Stratford Core Strategy process and report back to Executive in due course should there be any significant ramifications for The Warwick District Local Plan

## 3. **REASONS FOR THE RECOMMENDATION**

- 3.1 It is appropriate that this response is forwarded to ensure that there is a continuing dialogue with Stratford District Council necessary to ensure a good strategic planning outcome for both Authorities. It is important that any potential cumulative or secondary impacts for the Warwick District Local Plan are appropriately addressed through the Duty to Co-operate provisions (as set out in paragraph 178-181 of the NPPF).
- 3.2 It is important that Officers continue to work together with Stratford District Council to deliver a mutually successful economic and environmental planning framework. To this end it is important that members are briefed on progress at appropriate junctures.

## 4. **POLICY FRAMEWORK**

- 4.1 **Policy Framework** – The report has, at this stage, no implications for the policy documents listed below, though this may change in respect of the Development Policy Documents:
- Development Plan Documents
  - Fit for the Future
  - The plan and strategy which comprise the Housing Investment Programme
- 4.2 **Fit for the Future** – The proposed response accords with the vision set out in Fit for Future of helping to make Warwick District a great place to live work and visit.

## 5. **BUDGETARY FRAMEWORK**

- 5.1 The proposed response at this stage has no implications on the Council's Budgetary Framework.

## 6. **ALTERNATIVE OPTION(S) CONSIDERED**

- 6.1 An alternative option would be not to submit a consultation response; however it would almost certainly not be in the best interests of Warwick District and its population / emerging development strategy. Working corroboratively with Stratford towards a mutually acceptable outcome is clearly the best way to progress both development plans.

## 7. **BACKGROUND**

- 7.1 Stratford-on – Avon District Council is consulting on specific new proposals in its emerging Core Strategy: regeneration of the 'Canal Quarter' along with new employment sites in Stratford-on Avon, and a new settlement at Gaydon / Lighthorne Heath. These new proposals have originated from the need to increase their District's housing requirement for the period 2008 to 2028 from 8,000 homes to 9,500 homes.

- 7.2 Key components of Stratford's Development Strategy include the following:-

### **Housing**

- Housing in the main town of Stratford-on Avon - 2550 homes
- Expansion of 8 main rural centres – 1,875 homes
- Expansion of 45 Local Service villages - 1,800 homes
- Large Brownfield sites - 785 homes
- New Settlement at Gaydon / Lighthorne Heath 1,900 homes with a further 2,900 after 2028

- 7.3 **Employment**

- 14 hectares of additional employment land and 15 hectares of re-located employment land at Stratford-on-Avon
- 18 hectares as part of the new settlement at Gaydon / Lighthorne Heath
- 19 hectares on the north-eastern edge of Redditch to meet the specific employment needs of Redditch
- 14 hectares at the main rural centres of Alcester and Southam

- 7.4 **Strategic Allocations**

- To deliver the above distribution strategy, Stratford District Council is proposing to allocate the strategic locations detailed at 7.5 and 7.6. for development in their Core Strategy. The existing proposals have been consulted on previously. The purpose of the current consultation is to seek comments on the new proposals only.

- 7.5 **Existing Proposals**

- 19 hectares of employment land at Winyates Green and Gorcott Hill, to the northeast of Redditch
- 300 homes north of Allimore Lane, to the west of Alcester
- 11 hectares of employment land north of Arden Road, Alcester
- 200 homes, employment and sports uses west of Banbury Road, to the south of Southam
- 150 homes west of Coventry Road, to the north of Southam

## 7.6 **New Proposals**

- Canal Quarter housing-led mixed-use regeneration at Mason's Road, Timothy's Bridge Road, Wharf Road, and Western Road, Stratford-upon-Avon (700 homes and 3 hectares of B1 employment land) and 29 hectares of employment land on two sites on the A46 corridor at Stratford-upon-Avon
- New settlement at Gaydon/Lighthorne Heath (4,800 homes (1,900 to 2028) and 18 hectares of employment land)

## 7.7 **Justification for the New Proposals**

- The justification for the new proposals is fourfold:
- Firstly, as a result of the decision to further increase the Stratford District housing requirement from 8,000 to 9,500 to meet identified housing need in full;
- Secondly, further technical work has concluded that any significant increase in the housing requirement could not be met sustainably by a dispersal approach;
- Thirdly, community support for the concept of a new settlement should the District housing requirement need to be increased; and,
- Finally, a desire to make best use of brownfield land in existing settlements as opposed to greenfield extensions for housing development.

## 7.8 **Main Implications for Warwick District Council**

- The main implications of Stratford's revised development proposals focus on the uplift in Stratford housing requirement and the potential impacts on our emerging revised development strategy.  
Of major interest are:-
- **The traffic / highway ramifications** of the new settlement proposal at Gaydon/ Lighthorne Heath. WDC senior officers are already engaged in a joint forum/ discussions with Warwickshire County Council and Stratford District Council. A report is currently being prepared to consider the impacts of this new settlement in respect of traffic trip generations and required mitigation / transport strategies. This report will identify any adverse impacts on WDC's development strategy (and the Southern Sites in Warwick District in particular). This will be vital in order to ensure that a joint strategy for mitigation and wider network improvements/ transport based initiatives can be put in place to obviate impacts on WDC's future development proposals as well as the existing key settlements of Warwick and Leamington Spa (and their town centres in particular).
- **Impact on the historic environment / air quality in Warwick and Leamington.** The impacts of the Gaydon/ Lighthorne Heath new settlement on the historic environments of Warwick and Leamington town centres (and air quality in particular) will have to be carefully assessed and mitigated for.
- **Impacts/ benefits on other Warwick District services and facilities.** The intended new settlement at Gaydon / Lighthorne Heath may deliver economic benefits for Warwick District's town centres. Employment opportunities related to the intended expansion of Jaguar / Land Rover at Gaydon as well as the intended employment allocation in conjunction with the new settlement may also be beneficial to our District and the sub-region.
- **Gaydon/ Lighthorne Heath(deliverability)** – If the intended new settlement at Gaydon /Lighthorne Heath requires higher housing numbers or a shorter implementation timespan to ensure a successful/ sustainable outcome then we would welcome duty to cooperate discussions about how this site could contribute further to the key requirements of the Stratford District /Warwick District housing/ employment market area.

- **Stratford-on-Avon Housing Need** – It should be noted that Stratford-on-Avon District Council has not been a participant in the recently commissioned joint SHMAA for Coventry and Warwickshire (outcome still pending). As a consequence, Warwick District notes Stratford's recent Housing Study need outputs and would suggest that provided that it has been objectively assessed in compliance with NPPF guidelines and that the JSHMA does not suggest that there is a need for Stratford District to accommodate any further housing to meet sub-regional requirements.
- However, there is an overlap in the geographic housing market between Warwick District and part of Stratford District. Given the limited distance between the current draft proposals in the Warwick District Local Plan to the south of Warwick/Whitnash and Leamington and the proposal for development near to Gaydon/Lighthorne Heath it is appropriate that under the Duty to Co-operate responsibilities that each authority has in respect of the other that the timing of the overall phasing and apportionment of development is explored further and reported back to members in the context of the preparation of the submission draft of the Warwick District Local Plan.