

Response from Framptons Chartered Town Planning Consultants

Stratford Neighbourhood Development Plan Pre-Submission Consultation Public Response Form

The Stratford Neighbourhood Plan Steering Group has prepared a pre-submission Neighbourhood Development Plan for the Stratford upon Avon Neighbourhood Area and is inviting you to comment by **11.59pm on Monday 27 July 2015**.

In order for your response to be taken into account when the Neighbourhood Development Plan goes to Stratford on Avon District Council for Examination your contact details are needed and also to keep you informed of future progress.

All comments will be publicly available on the Stratford Neighbourhood Development Plan website once they have been analysed, and will be identifiable by name (and organisation where applicable). Please note that any other personal information provided will be processed in line with the Data Protection Act 1998 and not made available on the website.

Please fill in your contact details below

Full Name:	
DUSAN BABIC NEAD BABIC	SHAHAB SEYFOLLAHI
Organisation represented (where applicable)	
OWNERS OF RED HOUSE, WELLESBOURNE ROAD, ALVESTON	
Capacity in which commenting on Plan (eg Resident, Business/Work in Area, Residents' Association Rep, Statutory Consultee)	
RESIDENT - AGENT	
Address:	
RED HOUSE WELLESBOURNE ROAD ALVESTON	
Post Code:	
CV37 7QA	
Email Address:	
dusan -> d.babic@dntltd.co.uk	

Please make sure any additional pages are clearly labelled/addressed or attached.

Please send your completed form by **11.59pm on Monday 27 July 2015** to

Freepost RTJX-GHEE-ZUCS, Stratford-on-Avon District Council, Consultation Unit,
Elizabeth House, Church Street, Stratford-upon-Avon, CV37 6BR

Many Thanks - your support is appreciated

Stratford Neighbourhood Development Plan Pre-Submission Consultation

Your Name:.....

Are you content with the Neighbourhood Development Plan as a whole?

YES	
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NO	✓
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If NO, please give your comments for any modifications you would like to see to the Policies or Proposals, or the reasons why you oppose them.

Policy/ Proposal No	Comments or Reasons
H2	SEE ACCOMPANYING CORRESPONDENCE.
H1	" "
H3	" "
H5	" "



Our Ref: PJF/asb/PF/9178
(Please reply to Banbury office)

alex.barter@framptons-planning.com

24th July 2015

Freepost RTJX-GHEE-ZUCS
Stratford-on-Avon District Council
Consultation Unit
Elizabeth House
Church Street
Stratford-upon-Avon
CV37 6BR

Dear Sirs

**TOWN AND COUNTRY PLANNING ACT 1990
STRATFORD NEIGHBOURHOOD DEVELOPMENT PLAN PRE-SUBMISSION
CONSULTATION**

I act on behalf of the owners and occupiers of Red House, Wellesbourne Road, Alveston.

On behalf of my Clients, I am objecting to Policy H1, H2, H3 and H5 and its inclusion in the Neighbourhood Development Plan (NDP).

The Stratford-upon-Avon Neighbourhood Development Plan Pre-Submission Consultation May 2015 includes a policy relating to a Strategic Gap (Policy H2) on land between Stratford-upon-Avon, Tiddington and Alveston. The principle of including such a policy to restrict further development within a Neighbourhood Plan is considered to be unsuitable at this level of planning policy and should be undertaken at a higher strategic level, such as the Local Plan or Core Strategy.

The Stratford-on-Avon District Council Local Plan Review 1996 – 2011 (adopted July 2006) has been tested at examination and does not include an allocation to restrict development in this location. The Local Plan includes a policy identifying Areas of Restraint (EF.3) that seek to protect the inherent open character because of the valuable contribution to the character of the settlement. This has been the subject of extensive research and does not include the area between Tiddington and Alveston in the Proposals Map. The emerging Core Strategy identifies Areas of Restraint (Policy CS.13), as before no proposal includes the area between Tiddington and Alveston.

A built up area is considered to demarcate the countryside from the urban area. The built up area boundaries (BUAB) of Tiddington and Alveston clearly exclude Avon Court and Red

House and include these properties in the Strategic Gap. Policy H1 presents a tightly drawn BUAB that as a result further restricts development, unless allocated in the NDP. Presently there is no visual demarcation between Tiddington and Alveston, to the north of Wellesbourne Road, as there is a continued built up boundary to both Avon Court and Red House. The area to the south of Wellesbourne Road is open in character and clearly depicts that there is an end to the built up area.

Policy CS.16 of the emerging Core Strategy identifies that Category 4 settlements, including Alveston, have to provide 400 new dwellings in total in the plan period with no more than 8% provided in an individual settlement. Policy H3 of the NDP only supports windfall development within the built up area boundary of Alveston, of which as stated above has been tightly drawn, limiting the areas available for development. A survey was undertaken in 2014 in Alveston which sought potential sites within the village that could meet the housing need, 82% of responses received agreed with the concept of a development boundary, including Red House. Additionally the survey identified a potential development plot at Red House as one of the top three preferred.

Policy H5 seeks to limit development in garden land, the criteria to be met is overly restrictive and is not directly supported by policies in the Local Plan and the emerging Core Strategy. The National Planning Policy Framework does not restrict development in gardens as it is seen a sustainable option to provide for identified housing numbers.

It is considered that the designation of a strategic gap should be rigorously considered and justified at a strategic level. The inclusion of the strategic gap between Tiddington and Alveston in the Stratford Neighbourhood Development Plan is not fully justified and unsuitable for this level of planning policy. The tight drawing of the BUAB is overly restrictive (Policy H1) and with further policies restricting development in garden land (Policy H5) any development that is not allocated in the NDP will be rejected on grounds that are not supported at a higher strategic planning policy level. The NDP will not be subjected to the same rigorous evidence base and examination in public as the Local Plan and emerging Core Strategy have undertaken.

Yours sincerely



PP
Miss Alexandra Barter
(signed in absence to avoid delay)

Encl: Completed response form

Cc: Dusan Babic
Nenad Babic

Shahab Seyfollahi

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