

Tiddington Village Residents' Association **Consultation Questionnaire - Extra Housing in Tiddington**

Please take the time to complete this questionnaire and return it to the box in Spar by Friday 14th August 2014.

Please answer all FOUR questions

Background

The Core Strategy and Local Service Villages

The Government requires all District Councils to have a plan in place, known as the Core Strategy, to cater for future housing needs within their district. Stratford District Council has not yet finalised their Core Strategy and it is therefore still subject to change but it has defined Tiddington as a Local Service Village which will be required to expand by 76 -100 dwellings over the period 2011-2031.

Stratford Neighbourhood Plan

The Planning Sub-Committee of Tiddington Village Residents' Association (TVRA), has been working closely with a steering group, mandated by Stratford Town Council, which is developing a Stratford Neighbourhood Plan. Tiddington can be represented in this plan by proposing strategic gaps around the village to maintain its status as a separate settlement for Stratford-upon-Avon and by suggesting preferred possible housing site allocations within an agreed Built Up Area for the extra housing. Tiddington does not currently have a defined boundary to its Built-Up Area. It is District Council policy to prefer new development to be located within or adjacent to Built-Up Area boundaries. Once adopted, the Neighbourhood Plan means that any developments proposed in the village should only be considered if within, adjacent to, this Built Up Area boundary.

Please see Appendix A for the map with an outline for a suggested Built Up Area Boundary, possible strategic gaps and potential development sites.

Key to Map

Bold black line denotes the current Built Up Area Boundary

Dotted black line denotes the edge of the proposed strategic gap

Shaded area denotes a proposed strategic gap

Coloured outline areas denotes potential possible development sites for further housing

dwlgs denotes the word dwellings

Possible Sites and Options for Further Housing in Tiddington

Site 1a and 1B

This area includes the site of Tiddington Community Centre (TCC), the Scout Hut and the Home Guard Club (HGC). Site 1A contains the TCC and stretches along the main road towards the running track. Currently, Retirement Security Limited has formally applied for planning permission for 16 bungalows to be built on this site. The Community Centre, Scout Hut and Home Guard Club would be re-located to new

buildings in the vicinity of the bridle path. Site 1B begins just beyond the TCC and encompasses the HGC land up to the running track. Cala Homes have expressed an interest in building 38 homes here with an investment into football pitches and the rebuilding of the Home Guard Club. The Scout Hut and Home Guard Club would be re-located to new buildings possibly next to the running track. To date no formal planning permission has been sought. Access to this site would come directly from the main road.

Site 2A and 2B

This area is known as Tiddington Fields. Site 2A can potentially house around 60 dwellings and site 2B potentially around 70. It has been identified as suitable for development with access off Oak Road by Stratford District Council's Strategic Housing Land Availability Assessment (SHLAA). However, there is a public right of way across it which would need to be considered. There have been reports of flooding in the cellars of homes in New Street which could be exacerbated by further developments. Owned by Clifford Chambers trust, it has a developer interested in it but we understand it is currently classed as a green field site. The land is prime agricultural quality. Many existing dwellings would be affected by this development in terms of traffic, outlook and lack of open space - something which Tiddington is missing within its built up area.

Site 3A, 3B and 3C

This area stretches along Knights Lane. Site 3A could house around 100 dwellings, site 3B around 100 and site 3C around 90. This site has been rejected by the SHLAA panel on the basis of an 'unacceptable impact on the landscape character of the area'. The land is currently owned by Stowe and Co Builders although there is no known development interest. Access could come directly from Knights Lane so would directly impact fewer dwellings. This site is classed as green field. Additionally, the uncertainty of the planning application at Arden Heath Farm for 270 new homes affects this site. If that development were given permission, to build on this site would result in coalescence - Tiddington would not be separate from Stratford-upon-Avon - and future housing decisions could be affected by this.

Site 4A, B and C

This is actually dispersal. Site 4A is the garages off Knights Lane which could potentially house 10 dwellings. Site 4B is the Gravel Pit in between the gardens of Oak Road, Lawson Avenue and Knights Lane and could potentially house around 10 dwellings. 4C is the land behind the flats in Dark Lane and could potentially house 15 dwellings. Land ownership of these sites is uncertain as is the suitability for development and access. Site 4B and 4C could be considered brown sites and are preferred for development by current District Council policy.

Express Your Views

Tiddington Village Residents Association believes that villagers should, as far as possible, have their views taken into account when determining where additional development should take place in Tiddington. Your answers to the following the questions will be considered when we produce our representation regarding the strategic gaps and Built Up Area for the Stratford-upon-Avon Neighbourhood Plan.

Please answer all the questions 1-4 below.

Question 1 Tiddington as a separate settlement.

How important do you consider it is for a belt of undeveloped land to be maintained around the Tiddington Built Up Area (together with any new dwellings), so that Tiddington retains a separate identity and does not become merged with Stratford or any other settlement(s).

Very Important Quite Important Not Important No opinion

Question 2: the built up area boundary

Do you agree that the Built-Up Area boundary should be as indicated by the bold black line on the map? (For guidance on what should or should not be included please see the footnote).:

Agree Disagree* No opinion

* If you disagree please indicate in the Further Comments box how and why you think the boundary should be altered.

Question 3: How Many Houses?

Although we intend to submit a representation to challenge the extra 76 – 100 dwellings, it is doubtful whether it will be possible to change the District Council's requirements but please indicate your view on the number of dwellings proposed.

Do you consider 76—100 new dwellings in Tiddington to be:

Too Many About Right Too Few No opinion

Question 4: Where are your preferred sites?

Assuming that the 10 sites indicated on the map attached, Appendix A, prove to be available for development please rank your preferences in order as to where you think the 76 – 100 houses should be built. Select **one** site for each ranking, using the sub-categories. You may include reasons next to your responses.

For example: 1. Site 1b
2. Site 2A

1. Site _____

2. Site _____

3. Site _____

4. Site _____

5. Site _____

6. Site _____

7. Site _____

8. Site _____

9. Site _____

10. Site _____

Please feel free to make any further comments about the issues raised in the questionnaire below. Continue on the reverse if necessary.

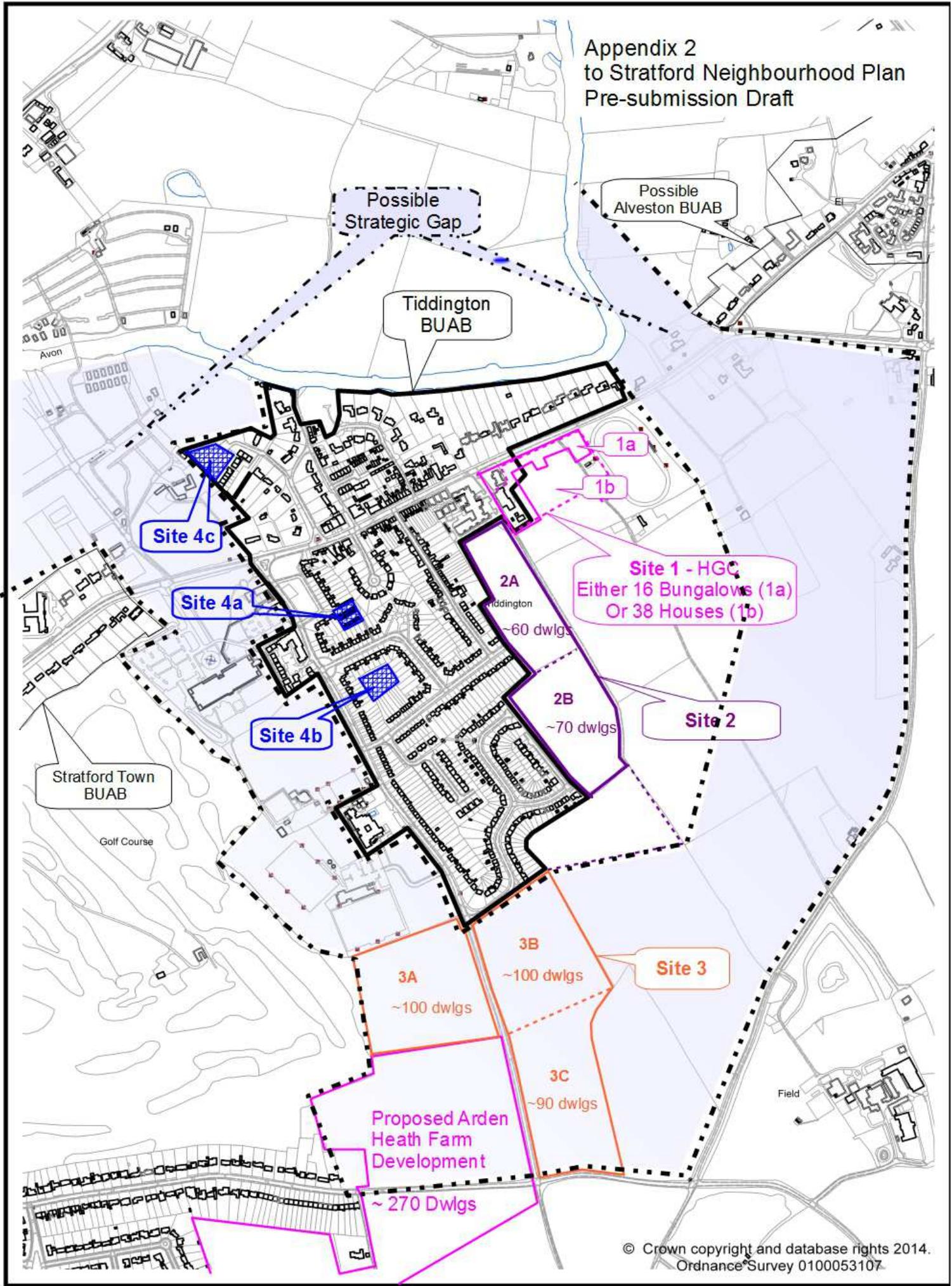
Please return this questionnaire to the box in Spar by Friday 14th August 2014.

Footnote

The Council's guidance on setting village boundaries advises that the following should be included: Churchyards; Community Buildings and their immediate curtilage; Residential curtilage (ie gardens) unless clearly paddocks and the following excluded: Playing fields; Modern Agricultural Buildings; Allotments; Miscellaneous uses supporting infrastructure

Should you require any further information, please contact
tiddington@gmail.com

Appendix 2
to Stratford Neighbourhood Plan
Pre-submission Draft



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Ordnance Survey 0100053107.

Tiddington Area

Tiddington Village Residents' Association **Extra Housing in Tiddington** **Consultation Results**

In order to provide evidence to inform the production of the Stratford Neighbourhood Development Plan (SNDP), the Tiddington Village Residents' Association (TVRA) sought to canvass the views of Tiddington residents regarding future development in the village.

Questionnaires were delivered to some 635 residential properties in Tiddington asking for responses to 4 questions, as follows.

Question 1: - Tiddington as a separate settlement.

How important do you consider it is for a belt of undeveloped land to be maintained around the Tiddington Built Up Area (together with any new dwellings), so that Tiddington retains a separate identity and does not become merged with Stratford or any other settlement(s).

Question 2: - The built up area boundary

Do you agree that the Built-Up Area boundary should be as indicated by the bold black line on the map?

Question 3: - How Many Houses?

Although we intend to submit a representation to challenge the extra 76 – 100 dwellings, it is doubtful whether it will be possible to change the District Council's requirements but please indicate your view on the number of dwellings proposed.

Question 4: - Where are your preferred sites?

*Assuming that the 10 sites indicated on the map attached, Appendix A, prove to be available for development please rank your preferences in order as to where you think the 76 – 100 houses should be built. Select **one** site for each ranking, using the sub-categories.*

125 questionnaires were returned, amounting to a 20% response rate. The results for the first 3 questions were:

Q1. - Tiddington as a Separate Settlement		
Very Important	114	91%
Quite Important	8	6%
Not Important	2	2%
No Opinion	1	1%

Q2. - Built Up Area Boundary		
Agree	106	85%
Disagree	13	10%
No Opinion	6	5%

Q3. - How Many Houses		
Too Many	89	71%
About Right	33	26%
Too Few	2	2%
No Opinion	1	1%

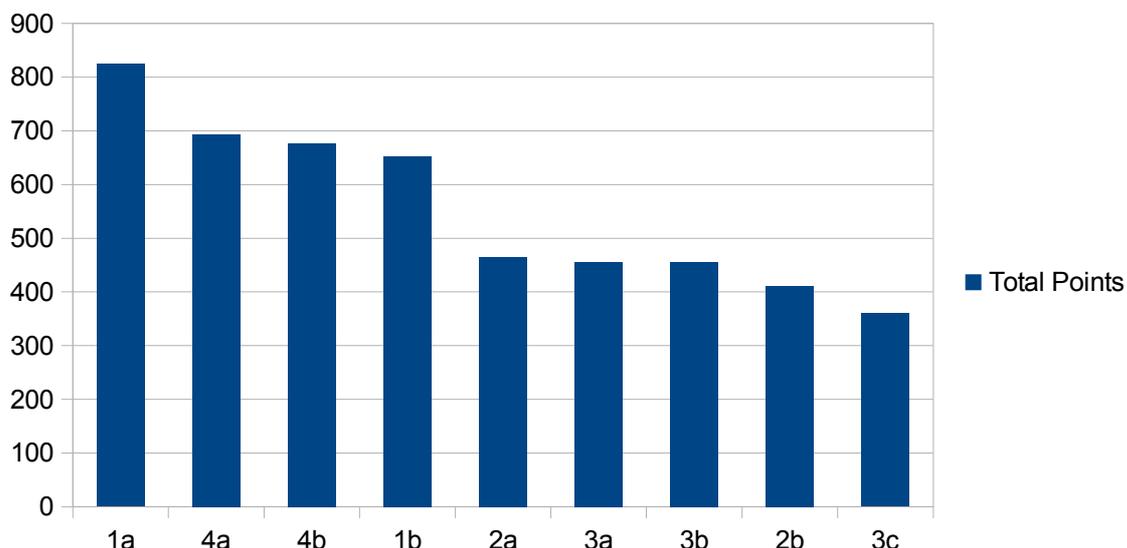
The 4th question presented 10 potential development sites. It was understood that the owners of Sites 1a, 1b, 2a, 2b, 3a, 3b, and 3c were all prepared to accept development and so could be considered available. Sites 4a, 4b and 4c were suggested by residents of the village, but at the time the Questionnaire was distributed neither the ownership nor the availability of the sites for development was known. During the 6 week response period it became clear that the holders of the beneficial rights over Site 4c were not prepared to offer it for development. As it cannot therefore be proposed as a potential housing site it has been removed from the preference list, and any sites that scored a ranking lower than it have been promoted one position. As one returned Questionnaire ranked only Site 4c, preferring it as No 1, this response has to be removed which leaves 124 Questionnaires that could be analysed for site preference.

In order that a representative strength of preference can be calculated, the preference order has been weighted. Preference 1 sites have been awarded 9 points, 8 points for Preference 2 sites, etc down to 1 point for Preference 9 sites. The points were added for each site and the sites ranked in order.

The Table and Bar Chart below show the results of this analysis.

Weighted Site Preference

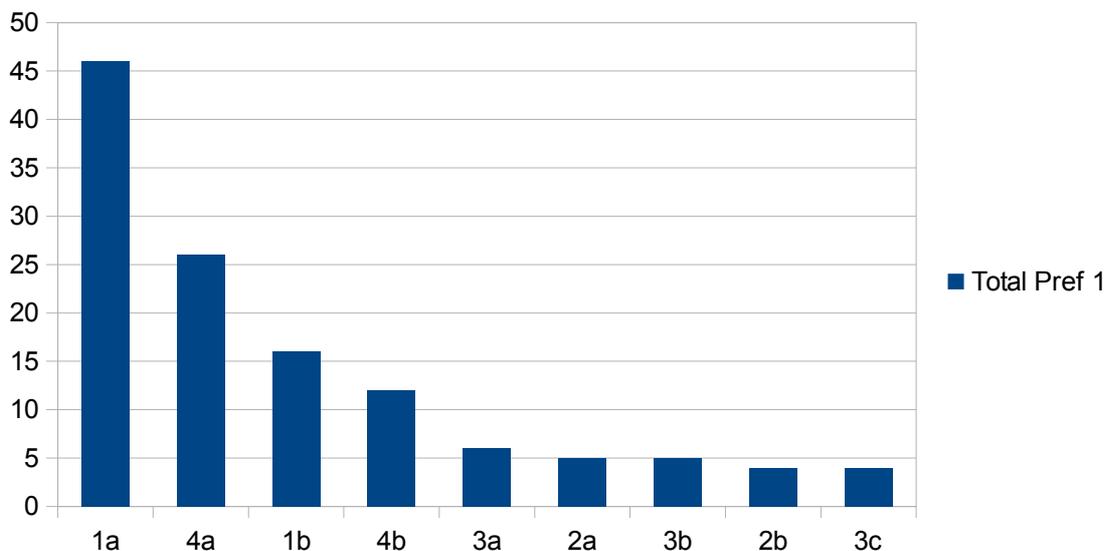
Site	Total Points		Position	Site Description
1a	824	17%	1	Home Guard Club (Retirement Securities proposal) (16 bungalows)
4a	694	14%	2	The Garages (poss 10 dwellings)
4b	676	14%	3	The Gravel Pit (poss 10 dwellings)
1b	652	13%	4	Home Guard Club (Cala Homes indication) (38 (now 32) dwellings)
2a	465	9%	5	Tiddington Fields North (New Street/Oak Road) (poss 60 dwellings)
3a	455	9%	6=	Knights Lane (next to Stratford Town Football Club) (poss 100 dwellings)
3b	455	9%	6=	Knights Lane (adjoining Townsend Road) (poss 100 dwellings)
2b	411	8%	8	Tiddington Fields South (Townsend Road/Hamilton Road) (poss 70 dwellings)
3c	360	7%	9	Knights Lane/Loxley Road corner (poss 90 dwellings)
4c				Land behind Avonhurst (15 dwellings) (unavailable)



As a check, the number of first preference votes for each site were calculated and the result of this analysis is shown below. It does not indicate any material difference in site ranking, so the weighted analysis is considered a valid result of the strength of preference of those who responded to the Questionnaire.

Sites Ranked with reference to 1st Preference Choice

Site	Total Pref 1		Position	Site Description
1a	46	37%	1	Home Guard Club (Retirement Securities proposal)
4a	26	21%	2	The Garages
1b	16	13%	3	Home Guard Club (Cala Homes indication)
4b	12	10%	4	The Gravel Pit
3a	6	5%	5	Knights Lane (next to Stratford Town Football Club)
2a	5	4%	6=	Tiddington Fields North (New Street/Oak Road)
3b	5	4%	6=	Knights Lane (adjoining Townsend Road)
2b	4	3%	8=	Tiddington Fields South (Townsend Road/Hamilton Road)
3c	4	3%	8=	Knights Lane/Loxley Road corner
4c				Land behind Avonhurst (unavailable)



These results will now be forwarded to the Neighbourhood Plan Steering Group to use as evidence to support a proposal to be incorporated into the SNDP. Whilst the TVRA will endeavour to alert residents of any major planning applications before the adoption of the SNDP it will be important that we are all alert and make representations as and when appropriate.