

## Responses to Representations made on the Pre-submission Draft Stratford Neighbourhood Development Plan

### Policy E1

Representations: Total received 18

Number in Support: 7

### Modification Proposed:

Only the minor modifications noted in the responses below and any needed to remain consistent with the Core Strategy and the NPPF are proposed.

### Individual Representations and Steering Group Responses

Code Number	Full Name	Organisation represented (where applicable)	Policy E1	Neighbourhood Plan Steering Group Response
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Statutory Consultees' Comments				
1001	Stratford District Council	Statutory Consultee	There needs to be some acknowledgement of the new PD rights re: changes of use	Agreed. ...  Start with "When planning permission is required..."
1004	WCC – Public Health		Public Health Warwickshire supports Policy E1 as it aims to protect existing local employment opportunities.	Supportive

**Agents and Developers' Comments**

507	JLL re: Gateway One	Developer's Agent	<p>The word 'and' at the end of Paragraph A of proposed Policy EI should be replaced by the word 'or'.</p> <p>Paragraphs B to F relate to site specific circumstances where the site is inappropriate for development for employment uses. As currently drafted, this policy will restrict the redevelopment of employment sites for another use, unless one other site specific requirements set out in Paragraphs B to F can be met <i>and</i> it can be demonstrated that there is a sufficient supply of sites in a range of employment uses to meet immediate and longer term requirements over the plan period (as required by Paragraph A). The requirement to meet the provisions of Paragraph A should not be a precursor to the change of use of an employment site, where one of the other site specific circumstances set out in Paragraphs B to E can be met.</p> <p>This policy does not therefore accord with Paragraph 22 of the NPPF, which states that: <i>'planning policy should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose'</i>.</p>	<p>The aim of the policy is to ensure the protection of an overall adequate supply of employment sites whilst giving reasonable scope to employers to move where alternative sites better meet their requirements or where the existing site in a material way restricts their business interests. However, substituting “or” would be an appropriate change without adversely affecting the objective of the policy.</p>
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### Residents' Comments

013	Rosanna Dymoke-Grainger		This is not directly linked to the policies mentioned not your consultation. An additional note is to realise that many people who live in Stratford don't work in the town, thus this impacts employment at a different level. It also impacts traffic.	This is acknowledged.
017	Yvon Ashfield		Lots of good intention, but we need to make Stratford attractive to businesses entering the town.	Supportive The aim of the NDP and the policies contained within it are designed with this in mind.
022	Quentin Willson		Growth jobs and inward investment won't happen unless infrastructure is improved. Companies are leaving Stratford because the existing infrastructure can't cope.	The NDP supports the improvement of necessary infrastructure, but this is not within the remit of the NDP to deliver.
024	Michaela Willson		We won't encourage businesses to invest and employ people when they can't park, have nowhere to go in the evenings and long traffic jams	The NDP Policies aim to improve the conditions commented on here.
056	Martyn Luscombe	Stratford Voice	Support	Supportive
057	Trevor Honychurch		Agreed but we need to encourage industry to move out of the town centre and to relocate off the A46. Employment is clearly important but as the town has grown, the historic sites off Masons Road are no longer ideal and would be better used for housing.	Supportive This is the objective of the SDC Core Strategy and the NDP would support this.
086	Jenny Fradgley		Concerned that the small area of green belt land, which already has a business located there, has Ben defiantly ruled out. Land suggested by the inspector,	The NDP has to accord with the SDC Core Strategy, even if the strategic choices of land are not

			South of the town, is not, in my opinion, suitable for development in this planning period	ideal. But see Pol E2
095	Eric Ward		Strongly agree	Supportive
124	John Brennan		Protection of existing employment sites should be vigorous and no more conversions of employment sites to residential should be allowed.	Relocation of businesses is confined to the Regeneration Areas only. This process will be managed by the Stratford District Council The NDP has to accord with Permitted Development Rights where applicable, but the objective is to support adequate employment sites in the most appropriate areas.
125	Mandy Last		It is very unfair to force small local businesses to relocate because they are in the wrong place when they are in places that were built for that purpose. The businesses at the top of Western road for example. The independent garages etc. are in an easily accessible place for people to drop their cars off for MOT's and then pop into town, go to work, go to the Maybird centre: also if they are moved it'd probably be to a place with higher rates so they wouldn't be able to afford the move so putting them out of business and killing more of the town	Relocation of businesses is confined to the Regeneration Areas only. This process will be managed by the Stratford District Council
170	Peter Emmerson		The reference to Manor Farm should be removed from the Explanation section of this policy. There are no converted farm buildings ion in use as commercial premises at Manor Farm.	Agreed

181	Carl CONN		The town has to embrace the increasing trend for more "working at home". For example, IBM Warwick used to employ over 5, 000 people based at its Warwick location, now nearly all of these are home based and only go into IBM Warwick for occasional face to face(f2f) meetings. Call centre technology will facilitate home working et al. Therefore, we need, an infrastructure that supports better broadband speeds if we are to compete with the Continent where 1TB download speeds is the norm, in say Brussels. Plus more home working and living within the community. Otherwise, we need to keep embracing the service economy in serving visitors better and the workers who work within the sector often younger people.	The NDP is supportive of this trend, but the delivery is outside the remit of the NDP. Other Polices support live/work units.
201	Graham John Nicholson	The Inland Waterways Assoc. (Warks branch)	These proposals appear satisfactory	Supportive
228	John Campton		Support	Supportive
282	Anne Marian Kiely		(a / b / c) SJ - is it not possible to convert some of these office premises into flats / they have been lying empty ever since constructed (new part of Timothy's Bridge Rd) approx. 15 years ago = Shottery Brook Business Park.	The NP would not prevent such CoU