

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

### Policy TC7

Representations: Total received 16

Number in Support: 11

### Summary of responses

This policy is supported.

### Modification Proposed:

The policy will be amended to make it more specific in relation to use of upper floors and in relation to parking. It will be renumbered TC9 for consistency.

### Individual Representations and Steering Group Responses

Code Number	Full Name	Organisation represented (where applicable)	Policy TC7	Neighbourhood Plan Steering Group Response

### Statutory Consultees' Comments

1001	Stratford District Council	Statutory Consultee	Whilst supporting the sentiment, the Policy fails to “add value”, particularly when the acceptability in	Policy amended to make it more specific.
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			<p>principle of residential development appears to be established by Policy H1.</p> <p>In 2nd line insert the word “centre” after “town”. In 3rd line replace “town” with “centre”.</p> <p>In paragraph 2 of the Explanation to the Policy, reference is made to appropriate locations for housing developments to include the Birmingham Road and the canal frontage. It is not considered that these locations could be classified as ‘town centre’. The final sentence of the explanatory text states that any new development must make appropriate provision for parking. If this is critical, it should be part of the Policy itself.</p> <p>Welcome the re-use of upper floors of properties, which is an important way to preserve historic buildings but schemes need to be sensitively designed to avoid harm. Any harm would need to be thoroughly justified and outweighed by public benefits (NPPF). Parking and amenity implications may need to be relaxed to encourage bringing upper floors back into use.</p>	
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<b>Agents and Developers' Comments</b>				
502	Stratforward BID		We support this policy.	Supportive
507	JLL re: Gateway One	Developer's Agent	This policy is welcomed, given that it states that the proposals for new residential accommodation within	Supportive

			<p>the town centre will be supported (provided that there are no conflicts with other policies in the plan).</p> <p>It recognises that residential uses in the town centre add to the business and prosperity of the town, and are an essential feature of a flourishing town centre. It highlights that the Birmingham Road area (which is very near to the Gateway opportunity site) is a potential location for residential development. Policy TC7 also highlights that any new development must make appropriate provision for car parking.</p>	
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<b>Residents' Comments</b>				
038	Amanda Waters		<p>Yes, agree with increasing living space above shops, and this will help with increasing the number of younger people in the town. Can this contribute to reducing the number of new houses which we are told must be built?</p>	<p>Supportive: town centre and brown field housing contribute to the overall housing requirement</p>
039	Katherine Burnett	Canal & River Trust	<p>Within the Explanation for Policy TC7 – Increasing the Presence of Housing in the Town Centre, it states “particular locations for housing development or conversions are...the canal frontage...” We consider the canals can be used as tools in place making and place shaping, and contribute to the creation of sustainable communities. However, we would require any development at the canal frontage to not adversely affect the integrity of the waterway structure, quality of the water, result in unauthorised discharges and run off or encroachment; detrimentally affect the landscape, heritage,</p>	<p>It is important to ensure full consultation with the Trust on the implementation of these policies.</p> <p>The Canal and River trust will be involved as a statutory consultee where appropriate</p>

			ecological quality and character of the waterways; prevent the waterways potential for being fully unlocked or discourage the use of the waterway network. We would seek for any development to relate appropriately to the waterway and optimise the benefits such a location can generate for all parts of the community. Within the Explanation for Policy TC7 – Increasing the Presence of Housing in the Town Centre, it states “Housing within the Regeneration Area will have access on foot or cycle along an improved canal side...” While we welcome proposals for an improved canal side, we wish to understand what improvements are proposed? We would welcome engagement to identify what improvements are needed, how these will be funded and maintained. This is particularly important if improvements are proposed to our land.	
056	Martyn Luscombe	Stratford Voice	Support	Supportive
057	Trevor Honychurch		Agreed	Supportive
059	Maureen Dartnall	N/a	Conversion of first floor premises sounds like leasehold...this is NOT what older residents want.	The tenure of property is not within the scope of this plan.
086	Jenny Fradgley		Very much support residential use of spaces over shops where appropriate.	Supportive
095	Eric Ward		Strongly agree - important to boost town centre vitality	Supportive
109	Richard Thomas		I strongly support the encouragement of first floors above retail premises for housing.	Supportive

135	Kate Bates		I strongly support infill housing in the town centre. A far better solution than greenfield development.	Supportive
143	Chris Strangwood		As above , we are the residents and tax payers. Think about our needs.	Noted
217	Karen Wild	Stratforward Business Improvement District Ltd	We support this policy	Supportive
278	Joan Graham		All these areas need to be improved, and I think increasing housing in the town centre would enhance the feeling of a market town. People like being close to shops and amenities. We don't all have cars.	Supportive
282	Anne Marian Kiely		Look at developments in Shipston and Alcester Town Centres (conversions or new build) to see buildings are designed in keeping with existing properties. Parking needs to be based on at least two cars per household.	Parking policy for town centre development needs to be considered in the light of other policies eg, for dealing with congestion and it may need to be varied from time to time- See policy TC14 (to be renumbered TC Project 9)