

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

Policy TC9

Representations: Total received 13

Number in Support: 7

Summary of Representations:

There is general support for this policy.

Modification Proposed: The policy will be renumbered policy TC6. Only 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 TC9	Neighbourhood Plan Steering Group Response
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Statutory Consultees' Comments				
1001	Stratford District Council	Statutory Consultee	There's not enough land to provide all of the uses identified so suggest wording is amended to read something like "...for mixed uses that may include retail..." It is unclear who will produce a masterplan	Agreed. This will be amended

			<p>and design brief.</p> <p>There is no specific Policy in the Core Strategy relating to this area of land. However, a re-development of the area could be assessed through points under the various topic headings under Core Strategy Policy AS.1. A policy of this type looking to 'safeguard' land for future development and looking to resist 'piecemeal development' will be difficult, if not impossible to implement, particularly in a town centre location where there are a large number of separate land owners. In effect, such a policy would look to stop individual landowners to implement works to their own land and buildings. The planning system cannot prevent the submission of individual applications and each application must be considered on its merits on a case-by-case basis.</p>	<p>Whilst future applications cannot be guaranteed, the allocation of this land will act as a catalyst for redevelopment.</p> <p>"Resisted" will be changed to "discouraged" in the last sentence.</p>
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Agents and Developers' Comments				
502	Stratforward BID		We generally support this policy.	Supportive
514	Stansgate Planning re Town Trust		<p>The Town Trust supports the principle and as a major land holder should be involved in preparing a master plan. The policy should however be amended to acknowledge existing uses and other additional uses in the future redevelopment such as:</p> <ul style="list-style-type: none"> · Cultural use – the existing Arts House offers sessions for community groups to book and is currently in regular use with a healthy schedule of 	<p>We agree that the trust as major landowner in the Improvement Area should be involved in the preparation of the master plan</p> <p>We consider that the uses specified in the response are all within the compass of description of development in the policy. No</p>

			bookings confirmed; · Housing; · Commercial uses; · Car parking – the explanation refers to the possibility of further car parking. This is cross referenced in NP Policies TC14 Parking in the Town Centre that seeks to protect the existing surface level car park and INF1 3) Initiatives to Reduce Peak Time Travel where Rother Triangle is to be assessed. These amendments will also ensure consistency with other policies of the NP in respect of community uses and car parking.	change to the policy is therefore proposed.
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Residents' Comments				
038	Amanda Waters		support	Supportive
048	David Bowie		There should be proposals for tree planting and green 'oases'	Noted
049	Gillian M. Hayward		The so called Art House, quite a disappointment. Beautiful dance floor very little used these days, such a shame as it used to host some wonderful fund raising dances for excellent causes. Over the last few years these events have pretty well all fallen away because the hire fees have been raised to such a high level. This issue really needs rectifying. Added to this the Market area leading towards the multi storey carpark is where the alcoholic drop outs tend to	This is an operational matter and outside the scope of this plan

			gather, it can be quite intimidating there for a lone shopper and this is happening in broad daylight.	
056	Martyn Luscombe	Stratford Voice	Support, conditional upon the preservation of the gardens at the tip of Rother Triangle, especially the mature trees. This area is much loved by Stratford residents, forms an attractive entrance to the town and acts as the setting for many Bed & Breakfast businesses, which are one of the core tourism attractions of the town. The trees may, in some small way, serve to counteract the very poor air quality in this location. This valuable resource should not be traded for a (much lesser) public area contrived as part of the Master Plan.	Supportive. The open space element is expressly mentioned.
057	Trevor Honychurch		Agree- we need much more green planting and cycle friendly routes through town	Supportive
086	Jenny Fradgley		We need to consolidate and support the town centre business we have and take care in developing new areas. However Rother Street has great potential as public realm rather than a car park	Supportive
095	Eric Ward		Addition needed: . . . mixed uses including residential . . . However, this area should be considered for the much needed BUS STATION, which is not in conflict with TC9.	It is not possible to persuade the main private bus operators to divert from their prescribed routes through Stratford. A bus station would be inappropriate in this area. The residential element is covered by the overall policy for housing in the town centre; see policy TC7.

217	Karen Wild	Stratforward Business Improvement District Ltd	We generally 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		Why is land immediately south of Ct and Police Station, in Figure 6 not shown as "Parks and Gardens"?	The land will be included as a Green Space.