

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

Section 12 – Site Specific Briefs – General Comments

Representations: Total received 2

Number in Support: 0

Modification Proposed:

No significant modifications to this Section are proposed, other than to ensure consistency with the Core Strategy and to reflect planning permissions granted prior to submission.

Individual Representations and Steering Group Responses

Code Number	Full Name	Organisation represented (where applicable)	Section 6 – Employment - General Comments	Neighbourhood Plan Steering Group Response
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Statutory Consultees' Comments				
1001	Stratford District Council	Statutory Consultee	<p>Figure 12: It is uncertain whether the proposed canal bridge/tunnel and new road crossing as shown are achievable.</p> <p>Figure 13: Delete “Town Square” from heading.</p>	<p>The Legend will be amended to indicate that these are merely illustrative or potential improvements to accessibility.</p> <p>Editorial</p>

		<p>New Policy SSB1A: Insert in Section 12 as follows:</p> <p>Policy SSB1A – Stratford-upon-Avon Housing Allocation: Bishopton Extra Care Housing Land off Correlli Close, Bishopton (identified on the Proposals Map) is allocated for the development of an Extra Care Housing scheme comprising approximately 80 apartments and associated facilities. Development on this site for this purpose will be supported subject to the following provisos: Criteria (1) to (4) of Part C of Core Strategy Policy CS.18 being met. No objection to the loss of the former school playing field from Sport England. Incorporation of the public footpath running along the eastern boundary of the site into the landscaped grounds.</p> <p>Explanation Warwickshire County Council, as Adult Care Authority, in conjunction with its development partner, Housing and Care 21, are working to deliver a county-wide programme of Extra Care Housing schemes on sites owned by the County Council. Such schemes aim to provide self-contained residential accommodation to enable older people to continue to live independently, and provide an attractive alternative to the need for some older people to enter residential care homes. This is a particular issue for the Neighbourhood Area because of its demographic profile. The District Council’s Housing Strategy 2015-2020 similarly includes an action to promote the development of further specialised housing with care schemes.</p>	<p>The SG does not believe a new Policy SSB1A is necessary as the proposal could come forward normally and there are policies in the NDP that would apply.</p>
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Agents and Developers' Comments				
514	Stansgate Planning re Town Trust		<p>This section identifies housing allocations and in addition to the sites referred to there is land at Benson Road that should be identified to meet future housing needs.</p> <p>Benson Road</p> <p>The site is identified on location plan 3767-A-100. The site is bordered by residential development to the north, south and west. To the east, the site boundary is formed by a public right of way beyond which are open fields and residential development known as 'The Hill' (which is accessed from Warwick Road) to the south-east. The site is bordered by hedgerow and trees to its boundaries. There is a post and rail fence separating the pasture land from the right of way.</p> <p>To the south, access for development is available via 7 Benson Road which is owned by the Trust and which falls within the Built up Area Boundary as defined in the adopted Local Plan.</p>	<p>This is a new housing site promoted by the Town Trust and will be determined through the normal planning process. It is not a significantly strategic site. It currently lies outside the existing built-up-area boundary for Stratford Town and is not being proposed for development within the NDP. On the contrary part of the site is identified as potential Local Green Space..</p>

		<p>The site is pasture land laid to grass and initial ecological survey identifies habitats within the site are considered to be of low ecological value and are therefore unlikely to form an ecological constraint to the proposals. A hay crop is taken from the land annually. A number of mature trees were recorded, albeit these were largely located at the site boundaries / offsite and can be retained as part of development proposals. No potential for Great Crested Newts was found within the vicinity although further survey for reptiles on the field margins is underway. No evidence of bats has been found at 7 Benson Road, which would be demolished to allow access to new development although survey work is ongoing.</p> <p>The site is Flood Zone 1 which means it is a low risk of flooding. The site is outside of the Conservation Area and the listed building of 30 Avenue Road is separated from the site by existing residential development.</p> <p>The site is suitable for about 8 dwellings.</p>	
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