



# Core Strategy 2012

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## Why a Third Draft?

- Changes to the national Government
- Revocation of the RSS
- Devolution to Local Authorities and a need for greater community input
- Draft NPPF
- New local evidence collated
- The Cabinet decisions – 5 September and 16 January



# New Strategic Direction

- New housing to be dispersed across the District
- Strong growth of affordable family homes
- Encourage building to cover the deficit of three bedroom housing
- Preserve the character of settlements
- Provide for extra care accommodation
- Maximum estate size of 100 homes, but aim for small developments, especially in rural settlements
- Re-use brown field sites, in preference to new green field sites
- Review policy of redundant rural buildings



# Structure of the New Document

- Sustainability – the cornerstone of the plan
- Thematic policies
- Levels of development and new Spatial approach
- Area Profiles – a localised approach
- No sites – Options for community input
- Infrastructure delivery and developer contributions



## Overview - Thematic Policies

- Resources (Climate change and sustainable energy, Water, Minerals, Waste)
- District Designations (Green Belt, Areas of Restraint, AONB, Vale of Evesham)
- District Assets (Landscape, Natural Features, Heritage Assets, Green Infrastructure, Design and Distinctiveness)
- Housing (Affordable Housing, Protection of Housing Stock, Specialised Accommodation, Housing Mix and Type, Gypsies and Travellers)



# Overview - Thematic Policies continued

- Economic Development, Retail Development and Tourism
- Infrastructure (Community Facilities and Open Space, Transport and Communication, Developer Contributions)
- Infrastructure Delivery Plan and Schedule



# Spatial Strategy - Levels of Development

- Plan period: 2008-2028
- 8000 dwellings
- Additional 25-30 hectares (net) of employment land
- 3,842 (square metres gross) of non-bulky comparison retail and 7,982 (square metres gross) of bulky comparison retail.
- No additional Convenience Retail



# Distribution of Housing Development

<b>Distribution Location</b>	<b>E. Wider Dispersal</b>	<b>F. Wider Dispersal – Preferred Approach</b>
Stratford-upon-Avon	15% 840	10% 560
Main Rural Centres	20% 1,120	30% 1,680
Local Service Villages and other rural areas	55% 3,080	50% 2,800
Rural brownfield sites	10% 560	10% 560
<b>Total</b>	<b>100% 5,600</b>	<b>100% 5,600</b>





## Breakdown for the Rural Areas – Option F

- Provide for up to 2,240 dwellings in the Local Service Villages (40%)
- Provide for up to 560 dwellings within and adjacent to the smaller settlements (10%)
- Estate sizes should be no more than 2% of the existing housing stock. Consideration will be given to larger schemes if accompanied by a detailed masterplan and supported by adequate infrastructure.



## Main Rural Centres: Option E-F

- Alcester: 200-300 dwellings
- Bidford: 140-200 dwellings
- Henley: 90-130 dwellings
- Kineton: 60-90 dwellings
- Shipston: 140-220 dwellings
- Southam: 170-260 dwellings
- Studley: 160-240 dwellings
- Wellesbourne: 160-240 dwellings



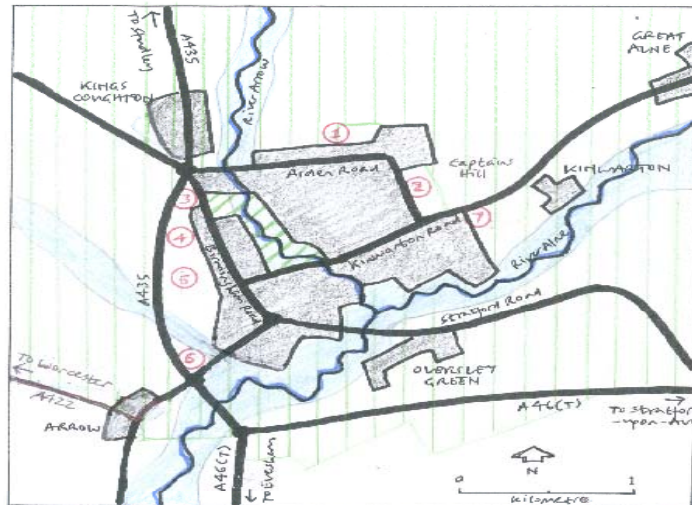
# Area Profiles

- Each Main Rural Centre has an Area Profile
- Context
- Policy Principles (Economic, Social, Environmental)
- Future Development Strategy
- No sites – Options map and series of consultation questions



# Example Options Map

Plan X Alcester



- Green Belt
- Flood Risk area
- Area of Restraint

Potential Locations for Development

These options are not at this point evidence-based and they are presented for discussion and consultation. There are numerous constraints in planning terms that may affect the viability of the options and these will be subject to subsequent testing.



# Public Consultation

- The Cabinet 6 February
- Public consultation period of six weeks ends 30 March 2012
- Advance notification to Parishes
- Planned communication
- Planned consultation events
- Results will be used to inform final draft or 'submission version' by August



## Next Steps.....

- Draft Core Strategy 2012 will be a material consideration but with limited weight
- Analysis of consultation responses
- Completion of evidence gathering
- Production of Submission version
- Further 12 week consultation
- Submit to the Secretary of State in November 2012



Thank you

Any questions?