

Site Allocations Plan

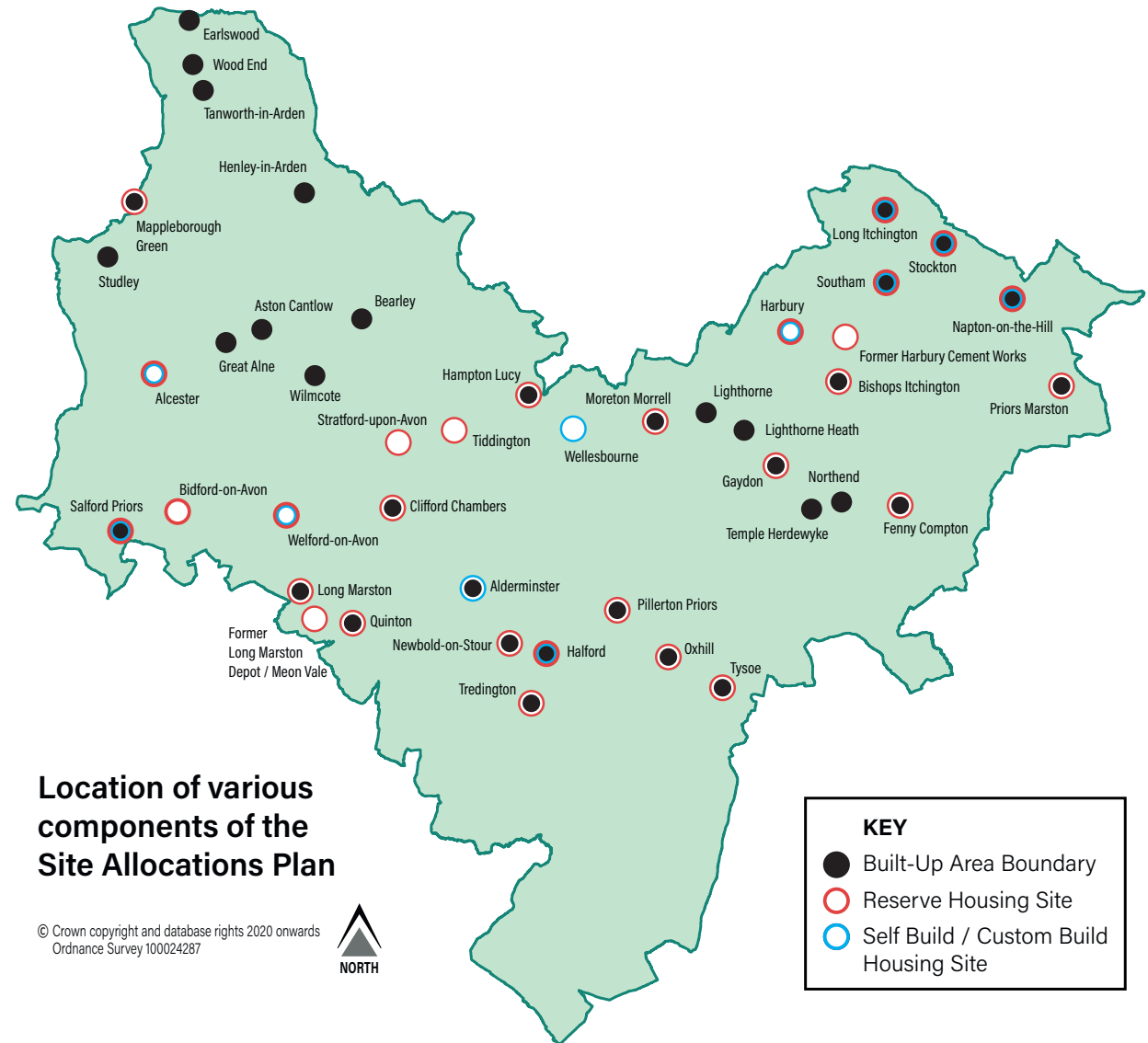
Stratford-on-Avon District Council is holding a public consultation between 29th October and 18th December 2020 on the proposed Site Allocations Plan (SAP).

What is the Site Allocations Plan?

The Site Allocations Plan sits alongside the Core Strategy and once finished (adopted) will form part of the Development Plan for Stratford-on-Avon District. These Plans, along with Neighbourhood Plans prepared by parish councils, set out the principles and policies against which planning applications are assessed. It will enable communities to know where new development may occur in the future. The Site Allocations Plan has to conform to the approach set out by the Core Strategy and is essentially a 'stop-gap' measure before the new South Warwickshire Plan (that replaces the Core Strategy) comes on stream.

What is the Preferred Options?

'Preferred Options' is essentially the draft stage. There will be further consultation on the final draft (Proposed Submission version) next year before the Plan is submitted to the Government for examination to check that it is fit for purpose. It is important to note that this Preferred Options version replaces the Proposed Submission version from 2019. If you submitted comments on that Plan, you will still need to do so on this new version.



Read the full consultation document at www.stratford.gov.uk/sappo

This webpage also includes maps of each settlement so you can see how where you live may be affected by the proposals.



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Site Allocations Plan

What does the Site Allocations Plan include?

The Site Allocations Plan includes policies relating to the following topics:

Reserve Housing Sites
Self-build and Custom Housebuilding
Built-up Area Boundaries
Employment Enabling Sites
A46 Safeguarding
Site Specific Proposals

How to Comment

The best way to view the consultation documents is online at www.stratford.gov.uk/sappo

Due to the changing restrictions resulting from the Coronavirus pandemic, viewing the Plan at the District Council offices or libraries may not be possible. If you wish to view a copy and are unable to access it on our website please contact us at planning.policy@stratford-dc.gov.uk or 01789 260334 and we can arrange for the relevant documents to be made available.

Please use the online consultation form so it is clear which part of the Plan your comments relate to. Alternatively, please email comments / completed forms to policy.consultation@stratford-dc.gov.uk

or post them to:
Planning Policy
Stratford-on-Avon District Council
Elizabeth House, Church Street
Stratford-upon-Avon CV37 6HX

Find out More

Because of COVID-19, unfortunately there will be no public consultation events.

However, we have prepared a number of short videos explaining the proposals in further detail and we will also be hosting a number of online live question and answer sessions - visit www.stratford.gov.uk/sappo

12th November @ 6pm
17th November @ 3pm
19th November @ 11am
1st December @ 2pm
3rd December @ 6pm

If you have any queries regarding the consultation please contact the Policy Team on 01789 260334 or email planning.policy@stratford-dc.gov.uk

Read the full consultation document at www.stratford.gov.uk/sappo

Site Allocations Plan Preferred Options - Overview

The Site Allocations Plan (SAP) Preferred Options - Overview

STRATFORD-ON-AVON DISTRICT COUNCIL WWW.STRATFORD.GOV.UK

Site Allocations Plan - Reserve Housing Sites 1

Reserve Housing Sites 1 - Intro

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Site Allocations Plan - Reserve Housing Sites 2

Reserve Housing Sites 2 - Release Mechanism

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Site Allocations Plan - built Up Area Boundaries (BUAB)

Built Up Area Boundaries (BUAB)

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Infrastructure Funding Statement 2019/20

Stratford-on-Avon District Council's Infrastructure Funding Statement (IFS) for 2019/20 is due to be adopted by the Council in December 2020.

The IFS provides a summary of receipts and spending of developer contributions under S106 Agreements and the Community Infrastructure Levy (CIL). It also includes a list of infrastructure projects that the District Council will consider spending CIL funds on and a protocol setting out the process for allocating CIL receipts.

Infrastructure Funding Statements are a new government requirement and this is the second one that the District Council has produced, covering the period 2019/20. It will be updated on an annual basis ensuring information on developer contributions and potential infrastructure projects remains up to date. If you have any queries regarding the IFS please contact the Policy Team on 01789 260334 or email planning.policy@stratford-dc.gov.uk

The IFS can be viewed on the District Council's website at www.stratford.gov.uk/ifs

Reporting spend of Parish and Town Council CIL funds

Parish and Town Councils receive an element of CIL funds arising from certain development within their area. Each year each Parish and Town Council is required by government regulations to publish information on its website regarding the spend of any CIL funds it has received and send a copy to the District Council no later than 31 December following the reported year. A copy of the form to send to the District Council is available at Appendix 2 of the IFS.

Where a Parish or Town Council has not received any money, they do not have to publish a report but may want to publish some information to this effect in the interests of transparency. Once information on spend is received from the Parish and Town Councils, the District Council will publish an addendum to the IFS setting out all the parish and town spend for the preceding financial year.

Whilst all of Stratford-on-Avon District is parished, not all parishes have formal elected parish councils. In such areas, the District Council will act as spending authority on behalf of the community. It will engage with the local community and agree, via the Ward Councillor, how the funds should be best spent. Some Parish or Town Councils may wish for the Council to hold and spend its CIL funds on its behalf. In such cases, the Council should report this separately.

In accordance with the CIL regulations, if a Parish or Town council does not spend its CIL receipts within 5 years, or does not spend it on initiatives that support the development of the area, the Council may require it to repay some or all of those funds to the Council.

Revised Statement of Community Involvement

The SCI sets out how the District Council intends to engage with local communities, businesses and other interested parties when developing and reviewing planning documents and determining planning applications. The revised SCI was adopted by the Council in October 2020 and replaces the previous 2018 version.

The purpose of the review was to update the SCI in response to updated government regulations and guidance issued as a result of the Covid-19 pandemic. It is a temporary version of the SCI whilst the effects of the pandemic influence how consultations can be undertaken.

The Council is committed to reviewing and updating this version of the SCI once the current pandemic is over. This will involve removing the references to Covid-19 and reviewing and updating the recommended methods of consultation to reflect the circumstances of the time.

The revised SCI is available on our website www.stratford.gov.uk/sci. If you have any queries please contact the Policy Team on 01789 260334 or email planning.policy@stratford-dc.gov.uk.



Draft revised Local Industrial and Economic Development Strategy

In 2018 the Council published its Local Industrial and Economic Development Strategy to help support businesses to grow, attract inward investment and increase prosperity across the District.

It includes an action plan setting out what Stratford-on-Avon District Council will do to achieve these objectives. The District's economy has been particularly impacted by the COVID-19 pandemic and as such, the Council has taken the decision to revise the industrial strategy and action plan in order to help spearhead the rebuilding of the local economy.

We will be consulting on a new draft of the industrial strategy from December. We will notify you again in due course but the current strategy is available on the website at www.stratford.gov.uk/enterprise.

Stratford-on-Avon District Local Industrial and Economic Development Strategy 2018-2031

The Place for Business at the Heart of England

Local Industrial and Economic Development Strategy for Stratford-on-Avon District 2018-2031

December 2018

2.2 Economic Performance 2018

The following infographics summarise the performance of the local economy as at 2018.

Where we are in 2018	Direction of travel over the last year	How we fair relative to the national average
£35,009 (2018 per head (£))	£976 (+2.9%)	£27,060 (+2.7%)
£22,880 Gross disposable household income	£861 (+3.9%)	£19,447 (+2.9%)
125.1 Business starts per 10,000 working-age residents	-9.3 (-7%)	107.3 (+8%)
120.9 Business deaths per 10,000 working-age residents	+23.3 (+24%)	83.5 (+16%)
£31,867 Median working-age annual wages	£1,679 (+5.6%)	£29,079 (+2%)
210 Job listings per 1,000 working-age residents	26.4 (+14.4%)	199.5 (11.2%)
77.7% Employment rate	-3.2pp	74.7% (+0.1pp)
3.2% Unemployment rate	+0.4pp	4.5% (-0.1pp)
45.4% Proportion of residents with HND level of qualifications or above	-1.8pp	37.9% (+1.2pp)
4% Proportion of residents with no HND qualifications		
70,743 Population estimates 16-64 year olds		

The Place for Business at the Heart of England

Stratford-upon-Avon Economic Profile

Overview
Focus for international cultural attractions including the Shakespeare properties and the Royal Shakespeare Theatre as well as being attractive for riverside and historic centre. Range of shops and services serving both visitor and residents' needs.

Key Facts:

- Population: 30,000 approx
- Mean House Price: £340,147
- Residents working in area: 67.9% (Manufacture, Construction, Banking, Education, Public)
- Residents working elsewhere in District: 19.1%

Key economic sectors: [Pie chart showing Manufacturing, Retail, Health, Education, Public, Construction, Transport, Agriculture]

Educational attainment: [Bar chart showing attainment levels from Level 1 to Level 4+]

Economic Potential SWOT Analysis

Strengths	Weaknesses
<ul style="list-style-type: none"> Shakespeare connection and global attractor Attractive riverside and historic centre CWLEP funding to enhance visitor experience Train station and good accessibility 	<ul style="list-style-type: none"> Suffers from highway congestion at certain times Environmental impact of traffic Evening economy has declined in recent years
Opportunities	Threats
<ul style="list-style-type: none"> More overnight stays would boost spending on tourism in Canal Quarter Opportunities for redevelopment of outworn areas such as Canal Quarter Promotion of evening economy Encouragement of creative sector Opportunity to increase visitor experience 	<ul style="list-style-type: none"> Infrastructure capacity Conflicts between pedestrians and vehicles Pressure for development could potentially undermine character of town if not sensitively managed Retail balance between town centre and edge of town retail parks Flood risk

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