Update Report - Planning Committee West 21 September 2011

09/02196/OUT - Land S.W. of Alcester Road, Stratford-upon-Avon

POLICY AND BACKGROUND PAPERS

Landscape Sensitivity Study and Green Infrastructure Study (12.9.11)

On 12.9.11 Cabinet agreed that the contents of the Stratford on Avon District Landscape Sensitivity Study and Stratford on Avon District Green Infrastructure Study be received as evidence to inform the preparation of the Core Strategy and other development plan documents identified in the Local Development Scheme.

Officer's comment – this does not change the assessment of these documents and the weight afforded them in the report

REPRESENTATIONS

RASE Correspondence (11.9.11)

RASE has provided a revised set of reasons for refusal to update those summarised on pages 32 and 33 of the report. Whilst the summary headings remain the same, more detail is provided with regard to housing supply and the Landscape Sensitivity Study.

RASE has also provided its own Housing Supply calculations, which are summarised as follows:

Table A – against an 8,000 dwelling requirement 2008-2028 (Cabinet decision) gives a 4.9 year land supply

Table B - against a 7,500 dwelling requirement 2008-2028 (RSS panel recommendation) gives a 5.2 year land supply

Table C - against a 5,600 dwelling requirement 2008-2028 (SDC submission to RSS panel) gives a 5.0 year land supply, excluding other applications awaiting determination

Officer's comment - The accepted practice when assessing five year land supply is to include sites in the supply that have been specifically identified as being capable of delivering dwellings in the five year assessment period. These sites comprise:

- Sites already granted planning permission but assessed for the contribution that they will make in terms of completed dwellings during the five year assessment period;
- Sites allocated in a development plan which have the potential to deliver completed dwellings during the five year assessment period;
- Specific, unallocated sites that have made sufficient progress through the planning process at the time of the assessment to be considered deliverable in terms of para. 54 of PPS3 (available/suitable/achievable). This category can include sites that have been subject to a resolution of support by Planning Committee and where the grant of permission is subject to the completion of a legal agreement;
- Small sites that could be the subject of an early planning application and developed within the five year period. These sites are often brownfield sites within existing settlements which have been identified

as being available in Strategic Housing Land Availability Assessments (SHLAAs) where redevelopment would accord with current development plan policies.

The Housing Development Sites as at 1 April 2011 document was published on 20th September and has been circulated to all Members. A small number of paper copies are available at this Committee Meeting.

The list of additional sites provided by RASE includes:

Birmingham Road, Bishopton and Salford Road, Bidford-on-Avon - While these sites were identified or part-identified in the Consultation Core Strategy and are subject to current planning applications, this does not give them sufficient status for inclusion in the land supply. The Consultation Core Strategy was not approved by the District Council for the purposes of development control.

Friday Furlong, Bidford-on-Avon - To a large measure this is already taken into account in the supply figures, being subject to an outline planning permission for 125 dwellings and medical centre.

Kinwarton Farm Road, Alcester - While the District Council has resolved not to object to the outline application for up to 125 dwellings, the application will be determined through an appeal, taking into account the representations of all parties. In this case there is insufficient certainty at this time for the site to be included in the land supply.

Other sites - The existing land supply figures already take into account several of the smaller sites quoted in the RASE list, namely: Glebe Close, Stockton; Our Lady's Convent, Southam; Bearley Road, Snitterfield; and Stockton Road, Long Itchington. On the other hand, the application for the Greig Centre redevelopment at Alcester has been refused recently and the site could only be added to the land supply if a subsequent application were to be supported by the District Council. Other sites in the RASE list are pending the determination of applications, and at this point have insufficient status to merit inclusion, although the site at Southam Garden Centre has been supported by the District Council pending completion of a legal agreement. This site will be added to the supply figures the next time the supply is re-assessed.

Use of RSS Panel & RSS Preferred Option Requirement Figures

RASE include two supply assessments based on housing requirements that emerged during the RSS Phase Two Revision process. These requirements are lower than that recommended by the District Council's Cabinet on 5 September. The reasons for not using these lower figures for both Core Strategy preparation and housing land supply assessment were explained in the Head of Corporate Support's report to 5/9 Cabinet (Item 240). They focus on the need for up-to-date data in the context of the imminent abolition of the Regional Spatial Strategy.

The comments above point to the difficulty of supplementing the housing land supply with many of the sites listed by RASE at this point in time. These difficulties mean that the 692 dwelling supplement quoted by RASE would not be supportable and would not provide a robust case for claiming that the current land supply is adequate.

ASSESSMENT OF THE KEY ISSUES

Members Site Visit (20.9.11)

A Members Site Visit took place at 9.30am on Tuesday 20th September 2011. The site visit provided an opportunity for Members to familiarise themselves with the application site. They were able to view the physical characteristics of both the application site and the surrounding area.

The visit was attended by the following Members: Councillors Sir William Lawrence, P. Beaman, H. Hayter, K. James, G. Matheou, C. Thomas, H. Wright and R. Wright. It was also attended by Ward Councillors R. Cockings, V. Hobbs, and Rev. N. Beamer.

The site visit followed the reverse of the route followed on 11^{th} January (stated on p75 of Report). The same features were pointed out and additionally a view was taken from the B439 at the top of Bordon Hill.

Once again the Visit only considered the physical layout of the site and the proposals and no discussion took place on the merits of the scheme.

Omitted wording (in bold) from 'ENERGY EFFICIENCY' section at foot of p.129 The potential low carbon energy technologies are assessed and those that are considered to be suitable, feasible and potentially viable for the development are air source heat pumps, ground source heat pumps, mechanical ventilation with heat recovery and solar water heating.

RECOMMENDATION

Outstanding s.106 Matters

Further to the list of s.106 matters on p.132 of the Agenda, no adequate justification for the following requests has been forthcoming to date to comply with the provisions of the CIL Regulations 2010:

- £40,000 towards the implementation of Stratford Parkway Station
- £25,000-£30,000 towards improvements to the local Rights of Way network

If that justification was to come forward prior to the completion of a legal agreement on the proposal, then officers request delegated authority to negotiate and conclude these matters with the applicants as appropriate.

Wording (in bold) to be deleted from Recommended Condition 26

26. Prior to the submission of any reserved matters applications, a Design Code document for the site shall be submitted to **and approved in writing by** the Local Planning Authority. The Design Code should substantially accord with the principles of the Design and Access Statement and the structure set out within Note No.12 of this Decision. Applications for approval of reserved matters shall thereafter be in accordance with the approved Design Code.

Omitted wording (in bold) to be added to Recommended Conditions 13, 14 & 39

13. No more than 150 dwellings in the northern development area (shown on Parameters Plan 1953 SK-01 rev.S as the Housing Area – Alcester Road [Component A]), shall be permitted to be occupied until the northern

section of the SWRR (as shown on Plans 207137-00 Figure 16/04 and 207137-00 Figure 17/03), the improvements to the Wildmoor Roundabout (as shown on Plan 207137-00 Figure 20/07), the northern sector access roundabout (as shown on Plan 207137-00 Figure 6/03) and works to create the crossings of the SWRR for public right of way SD16, in accordance with details approved under Condition 15, have been completed and are open to traffic.

- 14. Within 2 years of the commencement of development or prior to the occupation of the 300th dwelling in the northern development area (shown on Parameters Plan 1953 SK-01 rev.S as the Housing Area Alcester Road [Component A]) whichever is the sooner, the entirety of the SWRR (as shown on Plan 207137-00 Figure 13/05), the Anne Hathaway Cottage Access roundabout (as shown on Plan 207137-00 Figure 12/03) and works to create the crossings of the SWRR for public right of ways SD16b and SD42, in accordance with details approved under Condition 15, shall have been completed and open to traffic.
- 39. All hard and soft landscape works, including earth works in the Shottery Conservation Landscape and adjacent to the Electricity Sub-station, shall be carried out in accordance with the details approved through reserved matters submissions. The works approved by all reserved matters submissions shall be completed within the first planting season following the first commencement of any part of the development on that parcel.

Any planting that is removed, uprooted, severely damaged, destroyed or dies within five years of the date of planting shall be replaced by the approved type planting by the end of the first available planting season.

2 Additional Recommended Conditions

64. No more than 200 dwellings shall be constructed pursuant to this permission in the southern development area (shown on Parameters Plan 1953 SK-01 rev.S as the Housing Area - Evesham Road [Component B]).

Reason: To ensure that a safe and convenient access in conjunction with the SWRR phasing in Conditions 13 and 14 in accordance with Policies DEV.4 and COM.9 of the Stratford-on-Avon District Local Plan Review.

65. The maximum speed limit on the central section of the SWRR, between the Anne Hathaway Cottage Access roundabout (as shown on Plan 207137-00 Figure 12/03) and the northern sector access roundabout (as shown on Plan 207137-00 Figure 6/03), shall be no more than 40 miles per hour.

Reason: To ensure that the noise principles accounted for in the Noise Report are met to accord with Policy PR.8, EF.5, EF.13 and EF.14 of the Stratford-on-Avon District Local Plan Review.