

LDF Core Strategy



New Settlement proposal at Gaydon/Lighthorne Heath

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Introduction

- Core Strategy must conform with national economic and planning policy
- Expected to be proactive about meeting the needs of the District for homes and jobs
- Should set out an explicit approach to support and facilitate development
- Should identify strategic sites where development is expected to take place

Current consultation



- District Council is consulting on specific development proposals that have not been in previous versions of Core Strategy:
 1. Canal Quarter Regeneration Zone in Stratford-upon-Avon and two employment sites on edge of town
 2. New settlement at Gaydon/Lighthorne Heath
- Have originated due to the need to increase the District's housing requirement from 8,000 to 9,500 homes

Proposed Housing Strategy



- Preferred strategy is to disperse development throughout the District as follows:

Stratford-upon-Avon = 2,550 homes (27%)

Main Rural Centres = 1,875 homes (20%)

Local Service Villages = 1,800 homes (19%)

Rural Brownfield Sites = 785 homes (8%)

Small 'windfall' sites = 625 homes (7%)

New Settlement (1st phase) = 1,900 homes (20%)



Why this proposal?

- There has been general public and political support for a new settlement to help meet the District's housing requirement
- Helps to protect existing settlements from excessive, harmful expansion
- Proposed location is well placed in relation to patterns of in-migration and availability of existing jobs
- Viability and delivery of proposal is more certain compared with other options assessed
- Infrastructure improvements can be achieved effectively



Components of new settlement proposal

- Approximately 4,800 dwellings in three neighbourhoods
- Business Park
- Main commercial centre comprising a range of shops and services
- Two other local centres
- Community and leisure facilities
- Three primary schools
- Learning Academy (secondary school)
- Managed country park/nature reserve on former quarry
- Highway improvements including to M40 Jn12
- Express bus services to Warwick/Leamington and Banbury

What happens next?



- Various drop-in sessions in local area over next 4 weeks
- Deadline for comments 13 September 2013
- District Council assesses all comments received
- District Council, agencies and promoters carrying out more detailed technical work over coming weeks
- District Council decides whether new settlement proposal should stay in the Core Strategy

What happens next? (cont.)



- District Council approves Proposed Submission Core Strategy - October 2013
- Period for making formal representations on soundness of Plan - November/December 2013
- Core Strategy submitted to Secretary of State - January 2014
- Examination in Public - Summer 2014
- Inspector's Report – October 2014
- Core Strategy adopted if 'sound' – November 2014



Delivery Strategy

- Document produced by promoters of the new settlement proposal:
 - identifies the general amount, location and type of uses
 - sets out the phasing of the development, based on three neighbourhoods
 - assesses the infrastructure and traffic situation in broad terms
- If principle is agreed, more work required over the coming months to produce a comprehensive Masterplan to show how development would be implemented

Indicative Layout

