

Introduction

In March 2012 the Coalition Government published the National Planning Policy Framework (The Framework) which sets out up-to-date national planning policy. The Government states that it is committed to ‘boost significantly the supply of housing’. As such, local planning authorities should:

“Use their evidence base to ensure that their Local Plan meets the full objectively assessed needs for market and affordable housing in the housing market area as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period”.

“Identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their requirement, with an additional buffer of 5% to ensure choice and competition in the market for land”.



The Housing Land Supply situation in Stratford-on-Avon District

The District Council is not able to demonstrate a 5 years supply of housing on deliverable sites and considers that the land supply is approximately 3 years. The Framework states at paragraph 49:-

‘Housing applications should be considered in the context of the presumption in favour of sustainable development Relevant policies for the supply of housing should not be considered up to date if the local planning authority cannot demonstrate a five year supply of housing land’

In these circumstances, the Local Planning Authority should determine the merits of this proposal against the provisions of paragraph 14 of The Framework which states:

“Where the development plan is absent silent or relevant policies are out of date, granting planning permission unless:

Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in this Framework taken as a whole; or – specific policies in this Framework indicate development should be restricted”.

There are no specific policies in the Framework which indicate that planning permission on this site should be refused.

Fenny Compton as a location for new housing

Fenny Compton is identified in the adopted Stratford-on-Avon District Local Plan Review July 2006 as a ‘Local Centre Village’ being a ‘settlement with a basic range of facilities including as a minimum, a general store, primary school and regular public transport’. It is acknowledged that the adopted Local Plan has not allocated this site for development.

In July 2013 the District Council published the Intended Proposed Submission Core Strategy which identifies Fenny Compton as being a Category 2 Local Service Village (Brailes, Elington, Napton on the Hill, Salford Priors, Snitterfield, Stockton, Tysoe, Welford-on-Avon, Wilmcote and Wootton Wawen are similarly identified as Category 2 Local Service Villages).

Policy CS17 identifies Local Service Villages as being suitable for approximately 1800 homes distributed as follows:

Category 2 approximately 57 – 75 homes in each

As the Intended Proposed Submission Core Strategy 2013 is at a very early stage of plan preparation, the Planning Officers at Stratford-on-Avon District Council consider it



The Illustrative Layout Plan

The illustrative layout plan identifies how the site might accommodate some 24 new dwellings, providing a range of house types including affordable housing. It is proposed that a single point of vehicular access would be provided from the existing public highway. An area of land to the east of the driveway – which is situated within the Conservation Area is shown as an area of public open space. Land to the north of the open space which has public footpaths is shown as being retained as open pasture, maintaining the setting of the Manor House as a listed building. An illustrative view of the proposed dwellings from the site entrance is shown on the accompanying sketch.



What Happens Next?

Following the exhibition it is intended that an outline planning application should be submitted to Stratford-on-Avon District Council. Only the means of access will not be 'reserved' for the subsequent approval of the Planning Authority – if the principle of housing is acceptable. The precise number of dwellings will be determined at the detailed stage in the submission of Reserved Matters. In so far as the development may give rise to a requirement to enhance social infrastructure, including for example provision for education, health facilities, provision may be made to offset these impacts where:

- a. Necessary to make the development acceptable in planning terms
- b. Directly related to the development; and
- c. Fairly and reasonably related on scale and kind to the development.

These planning contributions are generally known as 'planning obligations' which may be secured by a 'Section 106 Agreement'.

The Local Planning Authority will undertake further consultation with nearby residents when the application is submitted. We shall provide a Statement of Community Involvement to the Local Planning Authority which summarises the views which have been expressed at this exhibition.

You are cordially invited to provide your views on the forms available at the exhibition, or alternatively to complete the online representation form which is available at www.framptons-planning.com