

## INTRODUCTION

Welcome to this exhibition of the emerging masterplan for housing and retirement community on land at Dallas Burston Polo Club, Stoneythorpe Estate.

Dallas Burston Property is currently preparing a planning application for development on this site. The intention is to submit the application to Stratford-on-Avon District Council in July 2014.

## PURPOSE OF EXHIBITION

This exhibition sets out the key areas of background work that have influenced the development proposals and explains the emerging scheme design.

The exhibition seeks your views of the development proposals, and we will consider all comments made and collected from this consultation. Where possible we will adjust the proposals in response to feedback.

At present the proposals will be submitted as an outline planning application to Stratford-on-Avon District Council. They are therefore only illustrative at this stage, and set out the broad type, scale and principles of the scheme.

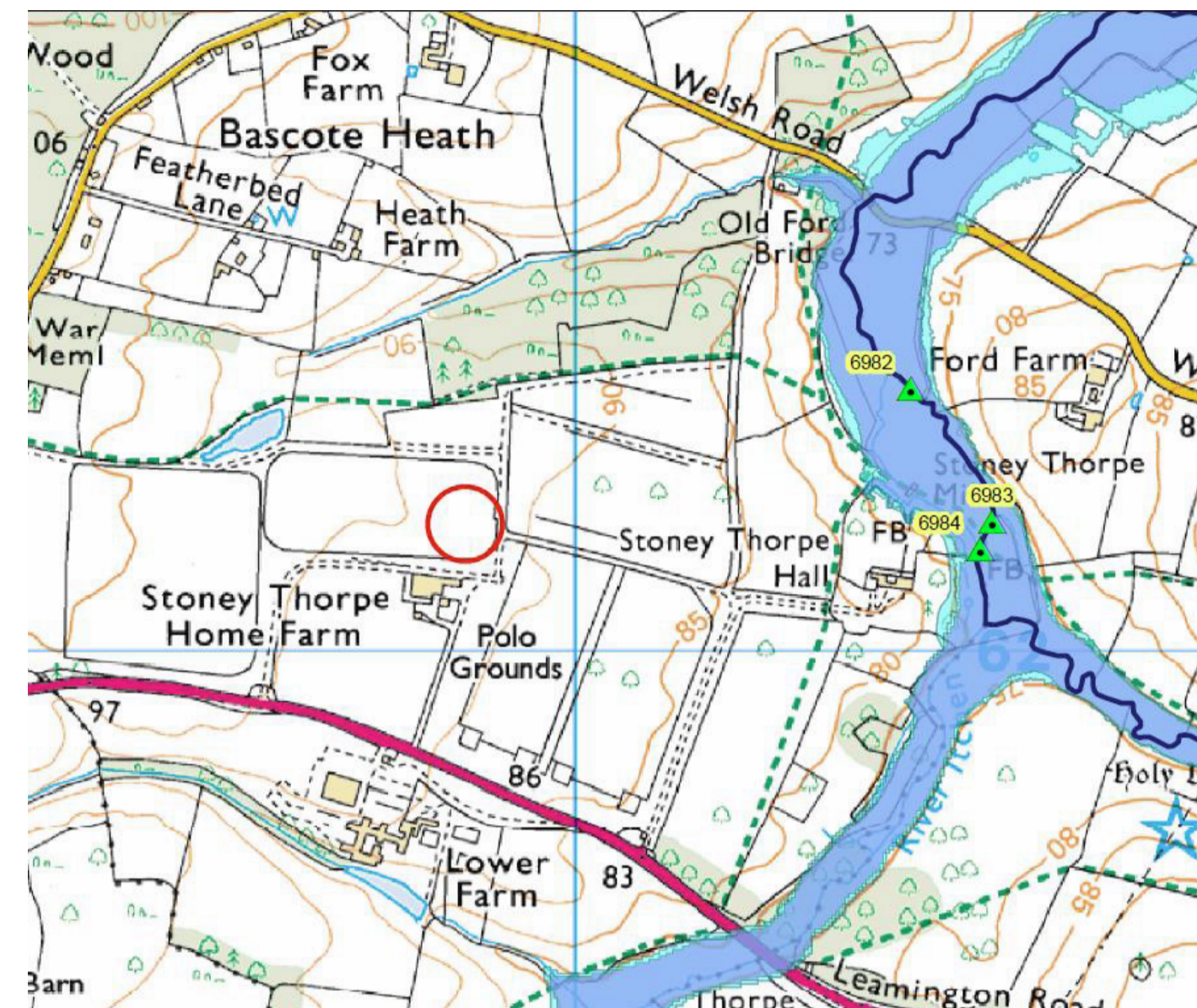
## PLANNING POLICY BACKGROUND

The Stratford-on-Avon District Council Core Strategy is soon to be submitted to the Secretary of State for independent examination. It will set out the vision, objectives and framework for managing development in the District up to 2031. It will contain policies on a wide range of specific subjects and identifies a number of development site proposals.

Stratford-on-Avon District Council is proposing 10,800 dwellings to be brought forward within the plan period (2011-2031). We contend that this number of dwellings does not meet the objectively assessed housing need. Para 47 of the Framework requires a Local Planning Authority to meet its full, objectively assessed needs for market and affordable housing. Research commissioned by the District Council, published in January 2013, has revealed a housing requirement would fall between 12,000 – 13,000 homes over the 2008-28 period (in this instance). This proposal would contribute to the District's housing requirement.

In addition, it is contended that Stratford-on-Avon District Council cannot demonstrate a 5 year housing land supply.





## FLOOD RISK

All of the proposed development is located within Flood Zone 1, as indicated on the Environment Agency's flood map. Flood risk is not an issue for this proposal.

The River Itchen lies on the eastern boundary of the landownership. Adjacent to the river is Flood Zone 2 and 3; there is no proposed development in this location.

It is proposed that a sustainable drainage strategy (SuDS) will be implemented across the proposed site to control surface water drainage.



## ECOLOGY

Extensive ecological assessments and surveys have taken place throughout the Polo Grounds site and have been used to support the existing and permitted development. In particular, Great Crested Newts have been recorded in the ponds to the east of the IXL Centre and SuperArena. As part of extant planning permissions a scheme of monitoring and recording of the newts is ongoing and updated accordingly.

In addition, bats have been recorded flying over the northern area of the site. Further bat surveying is currently being undertaken at Home Farm.

The Long Itchington and Ufton Wood is classified as a Site of Special Scientific Interest (SSSI). No public access is to be provided to this woodland. There is a sufficient buffer between this and the proposed development and there would be no impact on the SSSI.



## ARCHAEOLOGY

Previous archaeological assessment has been undertaken as part of Planning Permission 09/00873/OUT. It was concluded that areas to the north, south and west of Home Farm are considered to have medium archaeological potential. 'Medium potential' indicates no more than a possibility that some form of evidence might survive, albeit in a truncated form.

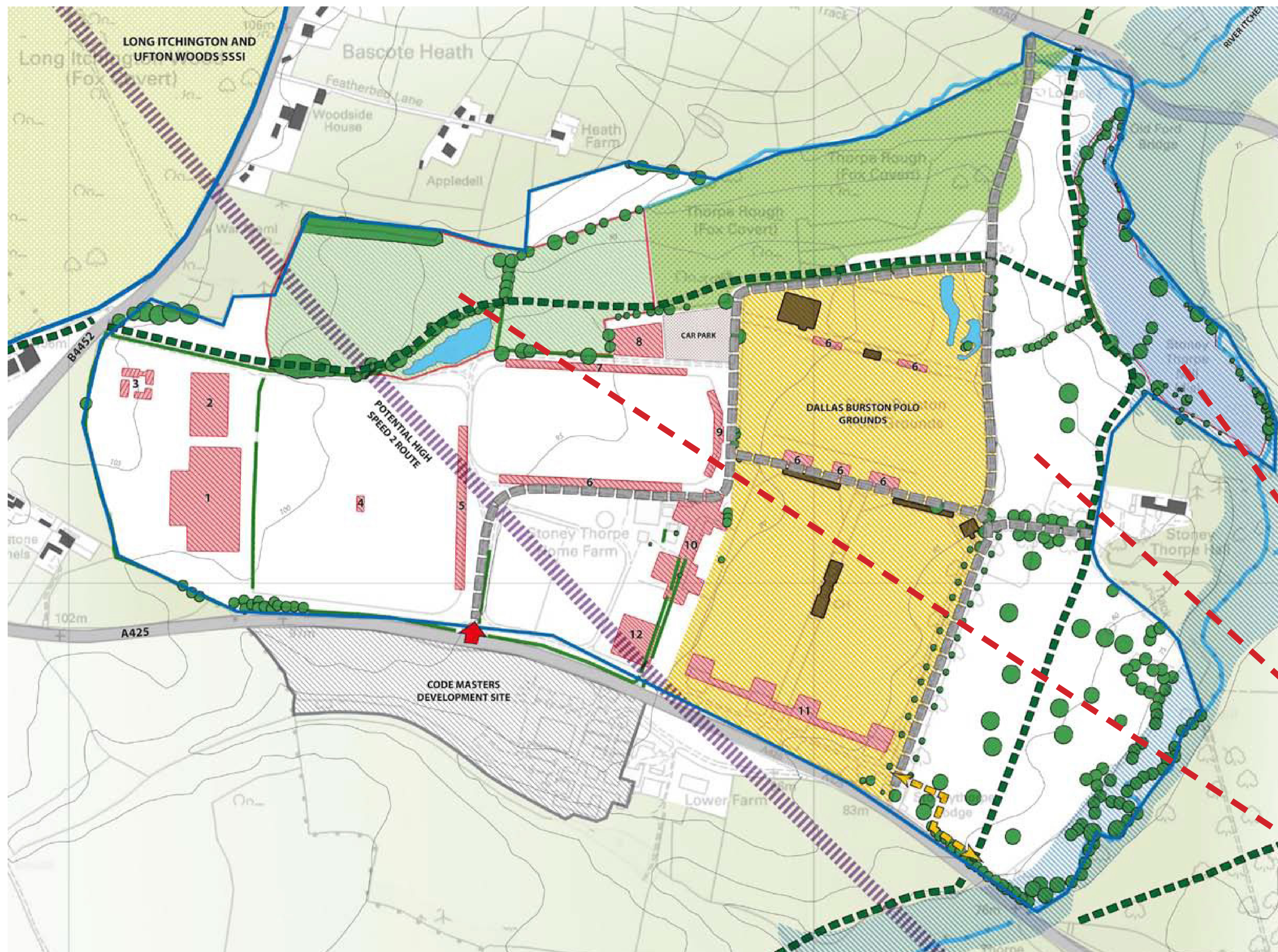
## LANDSCAPE

Substantial development has been permitted at the Polo Grounds of varying heights, sizes and uses. The site is level being used primarily for polo playing.

The proposed development will be seen in the context of the existing and permitted built form, for example, the permitted hotel is 3-3.5 storeys in height. Landscaping will be used to assist in the creation of character areas within the proposed scheme.

Where possible existing mature vegetation and trees will be retained.

## SITE CONTEXT



- KEY**
- Land in ownership
  - Existing built form
  - Proposed built form with planning permission granted
  - 1. Stable Blocks
  - 2. Indoor Arena
  - 3. New House & Barns
  - 4. Players Clubhouse and Store
  - 5. Corporate Hospitality Viewing Terraces and Public Facilities
  - 6. Corporate Hospitality Viewing Terraces
  - 7. Corporate Hospitality Accommodation & Viewing Terraces
  - 8. Stables & Grooms Accommodation
  - 9. Golf and Polo Driving Range and Scoreboard
  - 10. Hotel Complex (including carpark)
  - 11. Office Accommodation, Viewing Terraces and Viewing Towers
  - 12. Stable Block Consent
  - Existing trees/hedgerows
  - Woodland
  - Proposed area for camp site
  - Existing watercourse/pond
  - Proposed lake for irrigation
  - Dallas Burston Polo Ground (to be retained)
  - Carpark
  - Public right of way
  - Approved cycle link
  - Site access
  - Vehicular routes
  - Potential HS2 route
  - Proposed future development
  - Contours
  - Flood Zone 1

### CURRENT PLANNING APPLICATIONS

- 13/03161/FUL  
Formation of irrigation lake and storage of soils arising from the formation of the lake.
- 14/01518/OUT  
Re-location of the replacement farmhouse dwelling and attendant curtilage buildings previously approved under planning application 09/00873/OUT.
- 14/01165/FUL  
Change of use of grazing land for the purposes of a camping site.



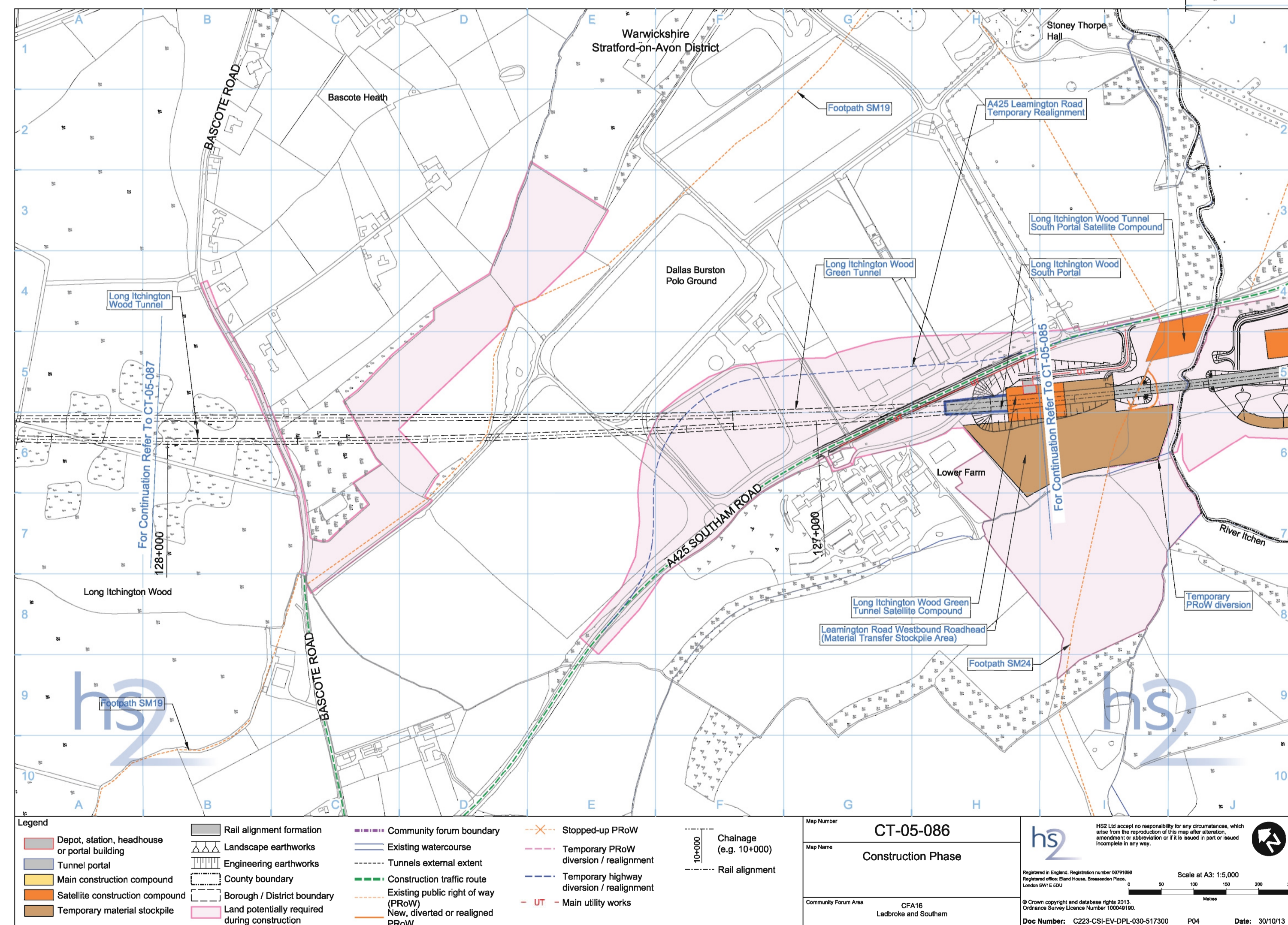
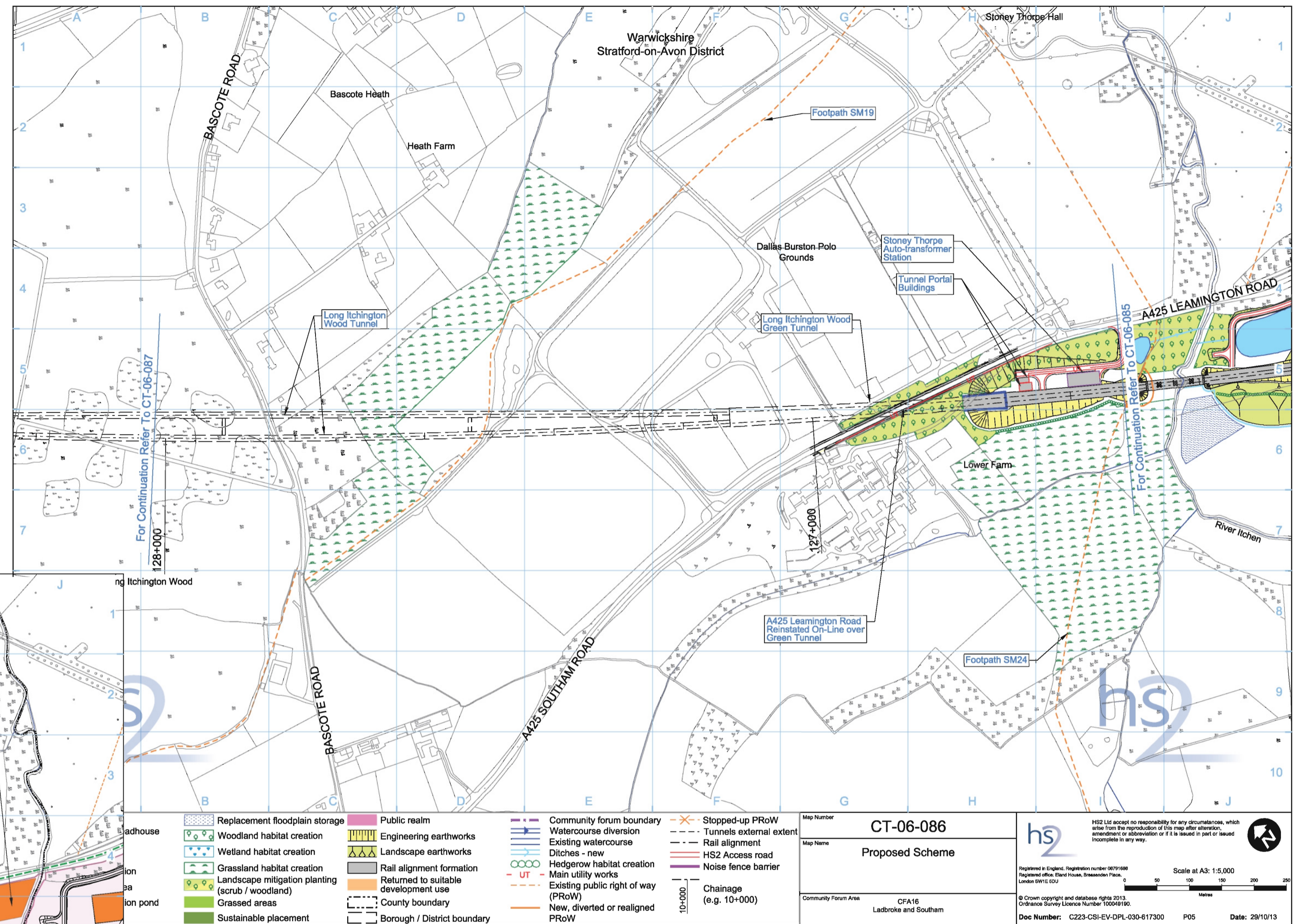
## ROUTE

HS2 Limited announced the route of Phase 2 in January 2013. It is proposed that HS2 passes under the Site as part of the Ladbroke to Bascote Heath section.

It is proposed that HS2 will enter a Green Tunnel to the south of the A425 Leamington Road whereby it will enter into a bored tunnel 300m (approx.) to the north and will continue under the Long Itchington and Ufton Wood SSSI. The HS2 rail line will be in a tunnel throughout the Site.

Meetings have taken place with HS2 concerning the proposed route and operational impacts. HS2 is content with the principle of development as shown on the masterplan.

HS2 is expected to start construction in this area in 2019. The bored tunnel (Long Itchington Wood) is due to be finished in 2022. During this period of time housing construction will be phased to take into account the HS2 construction traffic and it is likely to start from the western extent and built out eastwards.



## ACCESS

The existing main access to the polo grounds will continue to be utilised and will be altered to include a roundabout. A roundabout has previously been required by the Highway Authority prior to the occupation of the hotel permitted by 09/00873/OUT.

It is proposed that a secondary access to the west of the main access will be included in the proposal, this will be a simple T-junction.

There will be no access to this development via the existing accesses on the C97 (Bascote Road) or Welsh Road West.

## TRAFFIC MOVEMENTS

It is anticipated that the main traffic movements will include trips to Southam, Leamington Spa, M40 and Coventry. The proposed traffic assigned to the roads will be included in the Transport Assessment to be submitted with the outline planning application.

## PUBLIC TRANSPORT

There are currently two bus stops on the A425, it is proposed that these will be utilised and both are easily accessible from the proposed site. It is possible that the bus stops will need to be altered due to the roundabout location. Further details will be included in the outline planning application.

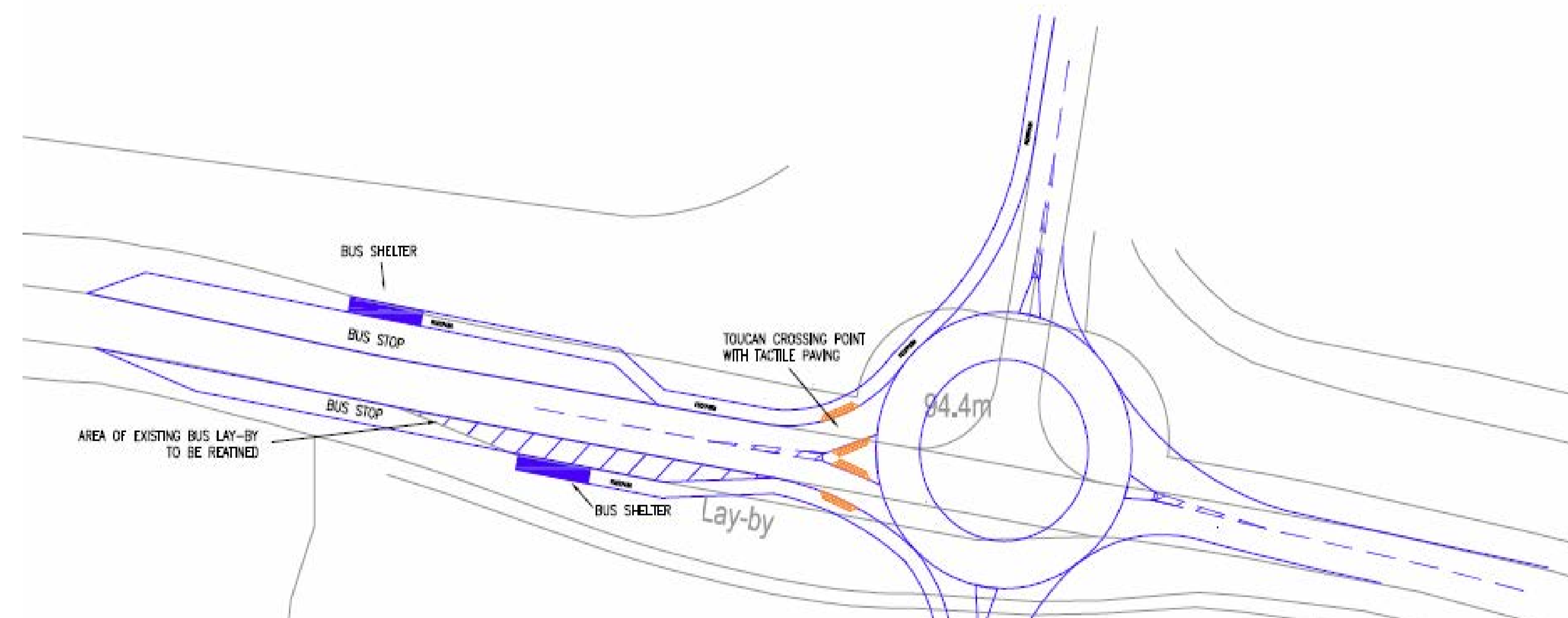
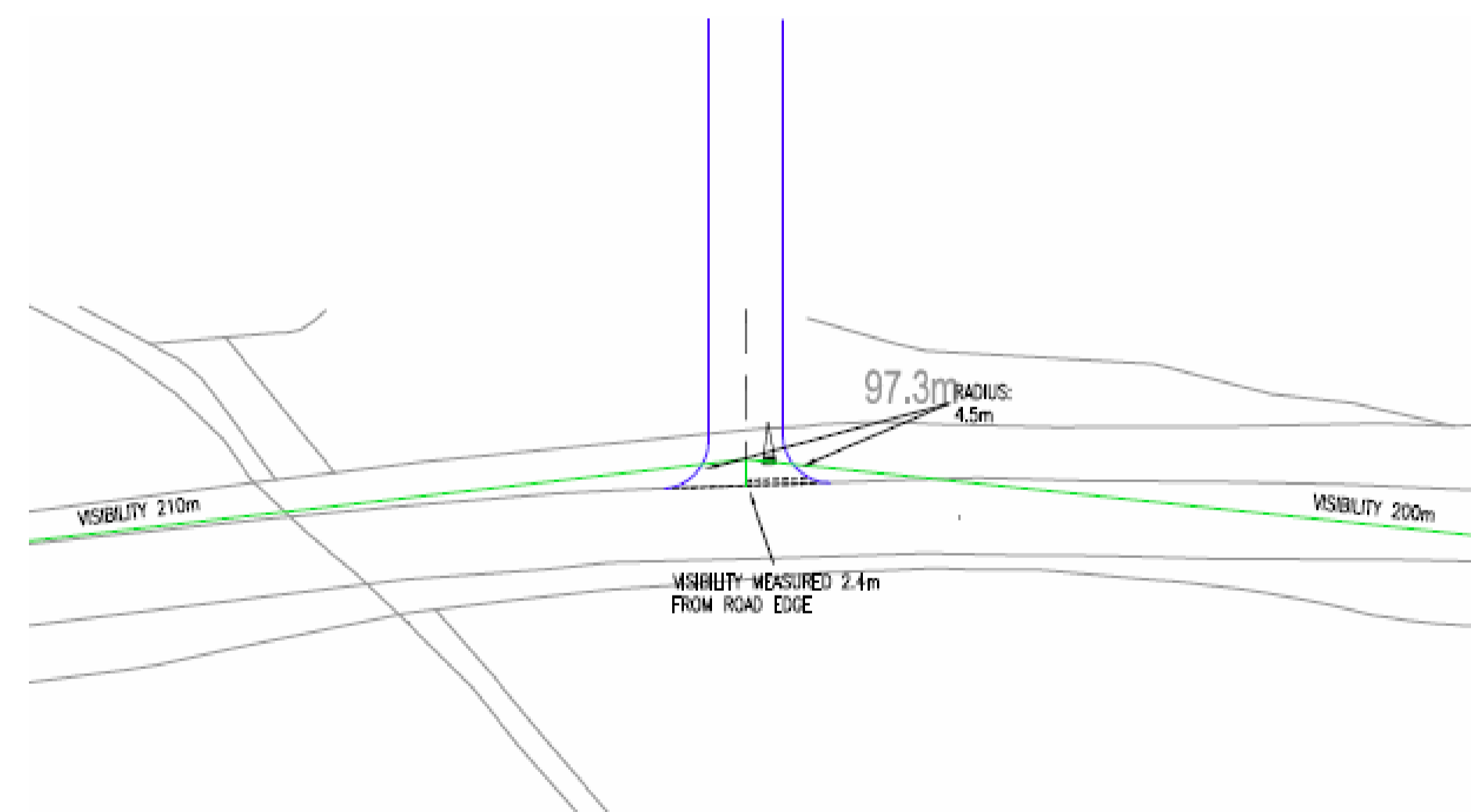
## CYCLE LINKS

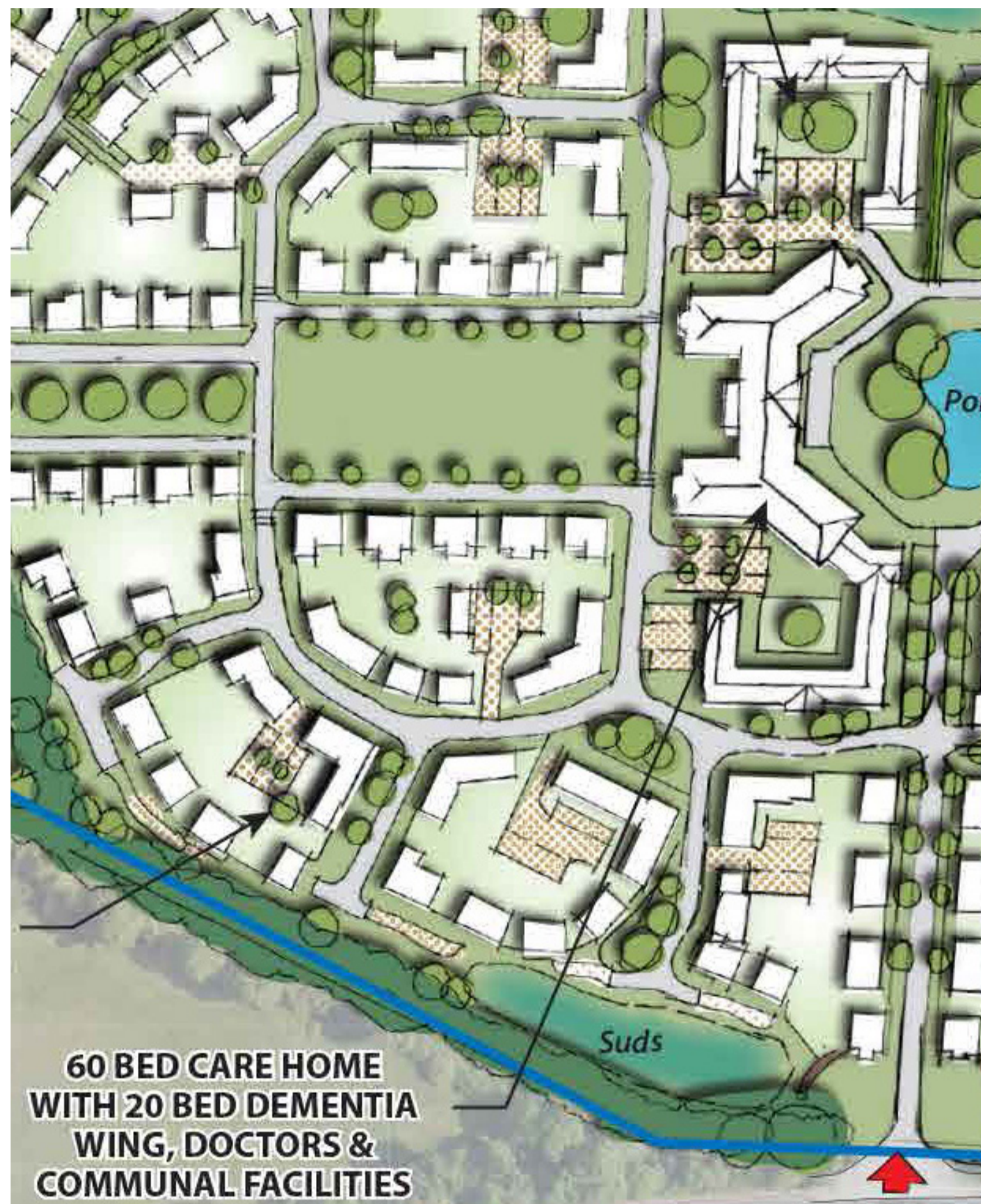
As required by a planning condition on the occupation of the hotel, permitted by 09/00873/OUT, an off-road cycle link would be provided on the A425 to Southam. It is proposed that this cycle link will be included in this outline planning application.

We are currently looking at providing a cycle link on the Welsh Road West and further information on this will be included in the outline planning application.

## PUBLIC RIGHTS OF WAY

There are currently a number of Public Rights of Way that traverse the Polo Grounds. It is not proposed to close or divert any Public Rights of Way.





## DEFINITION

A CCRC is a 'Continuing Care Retirement Community' and is a particular type of retirement community providing housing and care in one location. The following features characterise a CCRC:

- A range of accommodation, including individual extra care units and a care home;
- Provision of personalised domiciliary care beyond the care home;
- 24 hour on-site care and support;
- A comprehensive range of on-site catering, social, leisure and communal facilities;
- Security of tenure;
- Finance through a single entry fee and regular service payments.

A CCRC has been defined as being a use under Class C2 of the Town and Country Planning (Use Classes) Order 1987.

## NEED

The UK is undergoing an extraordinary demographic transition. In 2007, for the first time in the UK's history, the number of people over the age of 65 surpassed the number of children under 16 (DWP, 2009). Decreases in mortality combined with lower birth rates have resulted in the growing ageing population seen today.

In particular, in Stratford-on-Avon District the percentage population change by age group between 2010 to 2035 (ONS, 2012) is:

Age Group	% Change
65 - 74	51%
75 - 84	88%
85+	221%

It is clear that there is a growing elderly population and provision for specialist accommodation within the District is important to providing for these age groups.

Policy CS18 of the District's Core Strategy Proposed Submission Version (June 2014) states that schemes proposing housing that meets the needs of vulnerable people whilst promoting independent living, including extra care accommodation, will be supported in accordance with Policy CS.16 Housing Development.

This proposal will provide a community with access to a range of recreational opportunities.





**KEY**

- Land in ownership
- Existing Buildings
- Built form
- Existing trees/hedgerows
- Proposed Trees/ Planting
- Buffer Planting
- Existing watercourse/pond
- Sud's
- Public right of way
- Approved Cycle Link
- Site access
- Pedestrian Only
- Private Drive/ Parking Court
- Carpark
- Bus Stop
- Potential HS2 route
- Adjacent Potential Development

## KEY FEATURES

- 700 Dwellings, including Affordable (density ranging from 32 dph to 50 dph)
- 99 Retirement Village Units
- 100 bed Hotel
- Primary School
- Local Centre with neighbourhood store, small office space and cafe
- Community Hall
- Dual use Cricket and Football Pitch and Pavilion
- Bowls Green
- Allotments



## CONSULTATION FEEDBACK

A series of discussions have taken place with Stratford-on-Avon District Council throughout the submission of the proposal in the Local Plan process. Pre-application discussions are being currently being held with Stratford-on-Avon District Council.

## WE WELCOME YOUR COMMENTS

We would like your comments on our proposals. Please fill in the Comments Form and place it in the collection box provided. If you take a form away with you and wish to post it to us, please send the completed form to Framptons.

Comments will be collated and assessed, so we would be grateful to receive comments promptly.

Any comments you make in response to this exhibition will not affect your right to comment on a planning application submitted to the local authority at a later stage in the process.

## WHAT HAPPENS NEXT?

Your comments will be used to inform and finalise the outline planning application for this site.

It is proposed to submit a planning application to Stratford-on-Avon District Council.

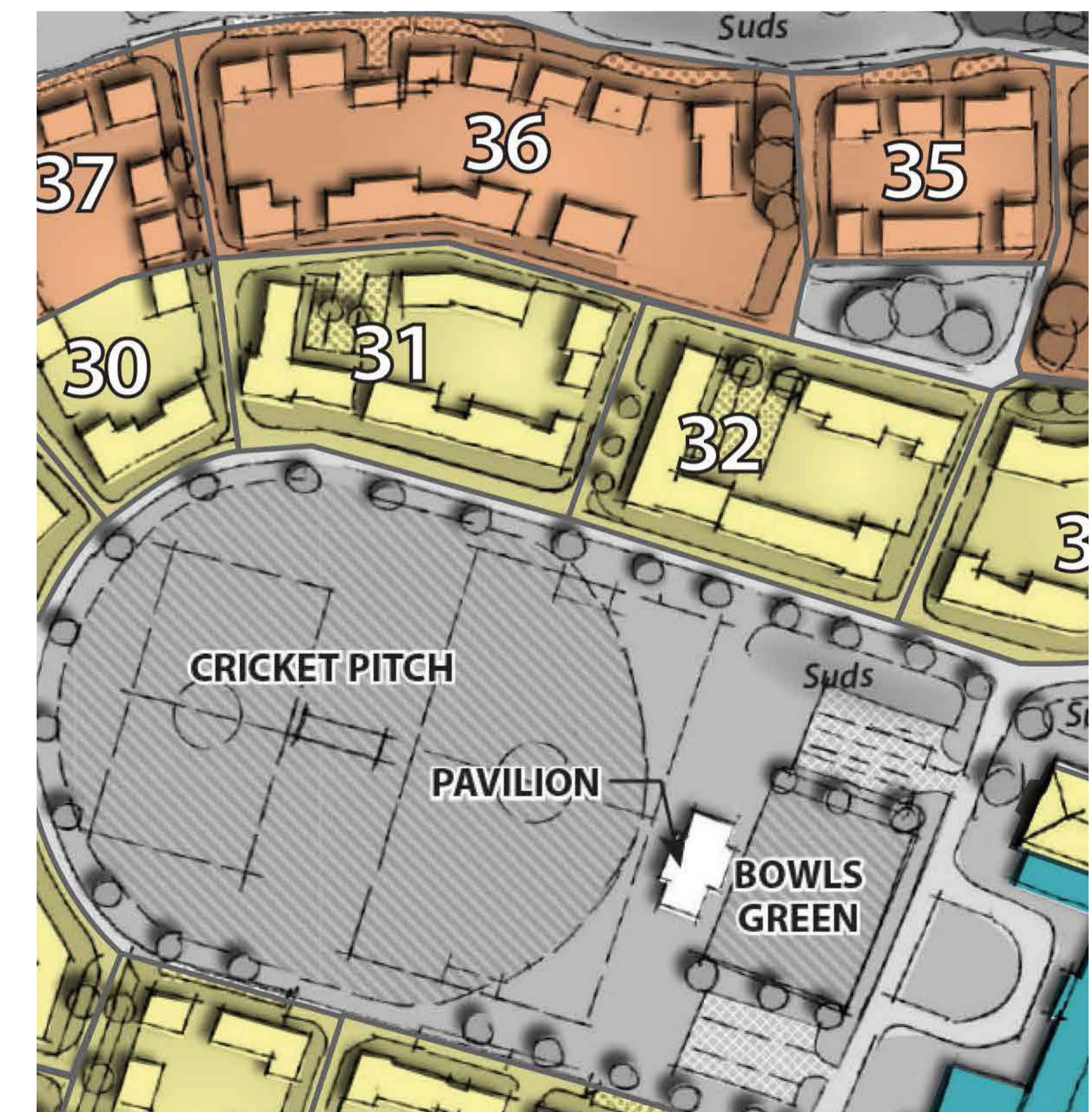
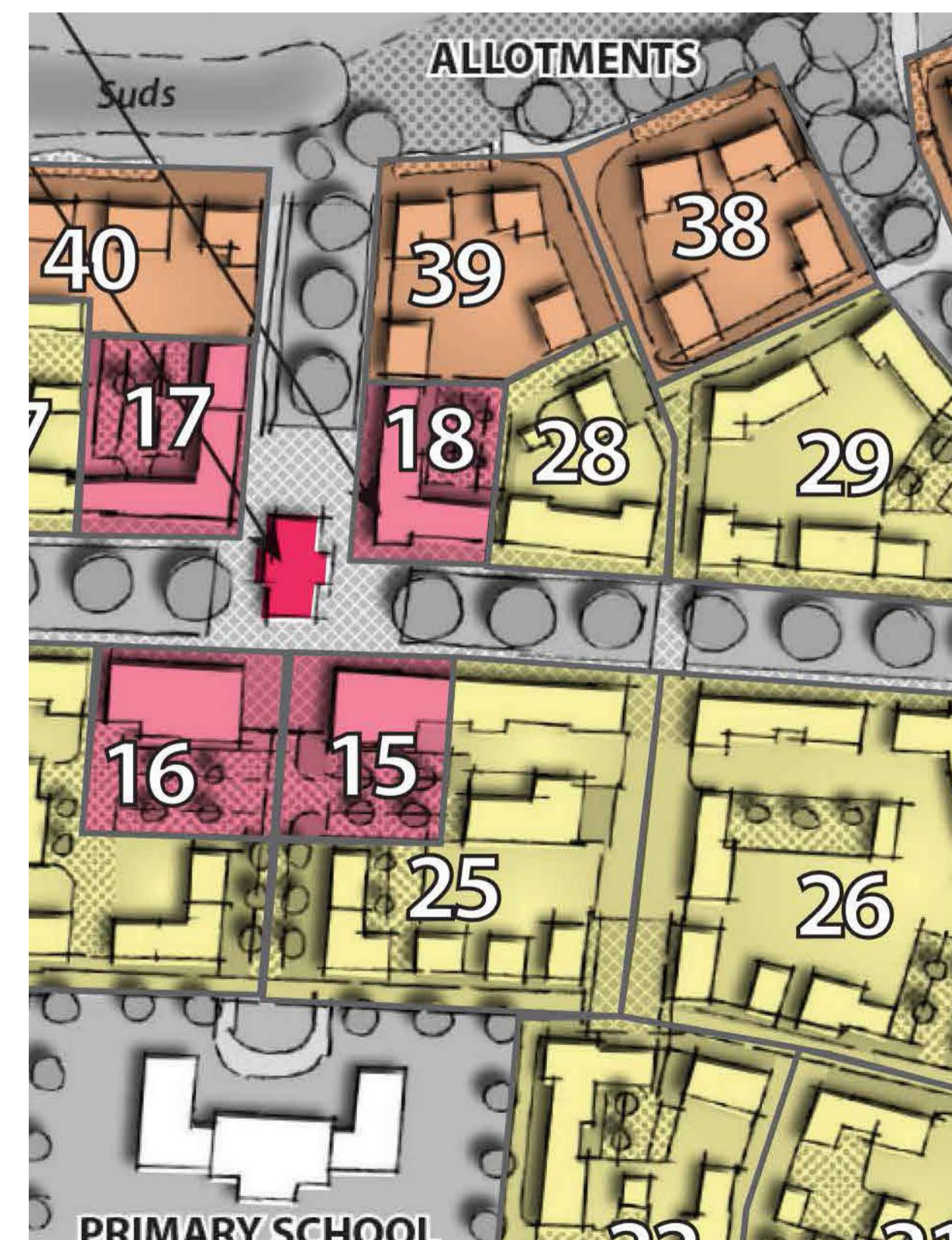
The planning application will be accompanied by a full range of supporting documents and technical reports.

When submitted, Stratford-on-Avon District Council will announce receipt of the application. Details will be publically available via the Council's website.

Following the submission to Stratford-on-Avon District Council there will be a determination period. During this period comments can be made formally to the local authority on the application.

Should consent be granted for the planning application, further detailed applications will be required by the local authority on the development proposals, and there will be an opportunity to comment at this stage too.

Thank you for visiting this exhibition and for any feedback you would like to give.





# STONEYTHORPE MAGNA: MASTERPLAN



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- Land in ownership
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# STONEYTHORPE CAMPSITE

## PLANNING APPLICATION

A planning application was submitted to Stratford-on-Avon District Council for the following:

*Change of use of grazing land for the purposes of a camping site, including touring caravans and campervans, yurts and tents and as a static holiday caravan site, together with ancillary building comprising sanitary facilities, reception, office and site security overnight accommodation, and associated works and landscaping*

Planning ref. 14/01165/FUL

The plan to the right is as submitted in April 2014.

No access will be gained from C97 (Bascote Road). Access will only be gained via the main Dallas Burston Polo Club access.

The campsite is not part of the designated Long Itchington and Ufton Woods SSSI.

It is proposed that this will be a high quality campsite with visitors primarily from the existing commercial and recreational activities at the Polo Grounds.

The campsite forms part of the ecological compensation area identified by HS2. This area has been identified specifically to improve habitat for bats. The area will improve hedgerows and woodland links, provide a new water body to increase bat foraging opportunities and have artificial roosts, particularly for the rare barbastelle and Myotis sp., as well as an underground bat cave suitable for a number of hibernating bat species.

