

Stratford District Council's Cabinet is being recommended to cancel the current moratorium on planning permissions for housing developments. There will be a special Cabinet meeting on Monday 16th November to consider the moratorium and at the same time the Cabinet is recommended to release for development two Strategic Reserve sites in Stratford - the egg packing station in Bishopton and the Kipling Road site. The lifting of the moratorium would also bring into play a number of sites included in the Strategic Housing Land Availability Assessment (SHLAA) (note 1).

The housing moratorium was introduced in 2006 after pressure from the Lib Dems (note 2) as it became clear that the district would significantly exceed the Government's house building target. The Lib Dems subsequently opposed putting the Strategic Reserve sites into the Local Plan, as they were not persuaded that the sites were needed to make up the numbers required by Government targets.

The report to Cabinet is based on possible housing targets outlined in a recent Independent Panel report on the Regional Spatial Strategy. The Panel suggests building around 10,000 extra houses in the district by the year 2026 - or roughly 1 extra house for every 5 existing houses in the district. It is to meet the first 5 years of that period's targets that the Cabinet is now considering removing the moratorium.

Kate Rolfe (District Cllr for Alveston ward) said, 'releasing the Kipling Road site for around 100 houses will significantly increase traffic congestion and even more children south of the river will not be able to attend their local school. Before any more houses are built south of the river in Stratford a proper infrastructure needs to be put in place'

Notes:

1. The SHLAA, dated July 2009, is a District Council report on potential housing development sites in the district.
2. The moratorium was first proposed by the Lib Dems at a Council Meeting on 7th September 2005. This was rejected by the Conservatives, but finally accepted in a statement on 21st June 2006, referred to in recommendation 1 in the Cabinet report.
3. The report envisages development on the Shottery Strategic Reserve site, where planning permission is currently being applied for, starting in 2016.