

RSL RESPONSE TO APC QUESTIONS RE: LAND OFF SKYLARK ROAD, ALDERMINSTER (8/10/2020)

	APC Question	RSL Response
Builder must undertake to provide connections to all services, i.e. electricity, water, drainage, internet, at the boundary of each plot:	Will this infrastructure be built before all 15 plots are marketed to prospective purchasers?	All plots will be provided with connections to the relevant services but whilst there is no requirement to do so in advance of marketing the plots, they will be provided prior to the commencement of development. This may also be implemented on a phased basis.
	Site Allocations Plan Preferred Options Consultation Version (September 2020) provides for 20 dwellings. Are a further 5 dwellings in the pipeline?	The latest version of the SAP was published after a scheme was prepared for the site under the previous version of the SAP which identified the site as suitable for approximately 15 self/custom build plots. The intention is to proceed on the basis of the proposal for 15 plots and there are no plans at present to submit a further application for any additional plots at the site.
	If so, when is this extension planned for and will the infrastructure build accommodate a further 5 dwellings?	See above.
	Will each plot be provided with supply of mains gas?	This is not a requirement but subject to availability, this may also be provided.
	Where will the site link to sewerage main drain?	Connection will be made, via the adjacent Barwood development, to the existing public sewer network within Alderminster.
Selection of the custom builder(s):	What are the selection criteria for the custom builder(s)?	On the basis this question relates to criteria to be considered at the point the site is sold on to a developer, this has not yet been determined.
	Will plot purchasers be able to select their own builder?	This is dependent on the future purchaser of the site and whether they are promoting a self or custom build approach.
Marketing strategy:	Will the plot release be phased?	Yes potentially, but that will be determined by the future purchaser of the site.
	If so, how many plots will be marketed at a time?	See above.
	Who will the market the plots? (Rosconn?, the custom builder? Ano?)	Most probably the future purchaser.

	Are people on the self-build register aware of this site?	The application is not yet in the public domain so it is unlikely that they will be aware but they will no doubt be approached as part of the marketing strategy, if interest is not registered beforehand.
	Has any prospective plot purchaser registered an interest in this site?	See above.
	Will the marketing be limited to individuals on the self-build register?	Draft SAP Policy SAP.6 requires a marketing strategy to be agreed with the LPA and this is likely to include marketing the plots to those on the register, but it is unlikely that will be limited solely to such individuals. Indeed, Policy SAP.6 requires a legal agreement so that all plots are be offered in the first instance to individuals or households that have a local connection through living and /or working in the District or by having close family living in the District.
	If not, will evidence be provided of applicants' eligibility for a serviced plot in the District?	Subject to the above requirements, the only other eligibility criteria an individual would have to comply with is confirming their eligibility for exemption from CIL. Individuals benefiting from the exemption must own the property and occupy it as their principal residence for a minimum of 3 years after the work is completed.
	Will priority be given to a prospective plot purchaser with a local tie to Alderminster?	See above.
	Are any of the plots likely to be made available to an affordable homes provider?	No.
	How much input will the initial owner of the home have on its final design and layout? How will this be proved in order to qualify for custom built status?	The whole concept of Self or Custom Build is allowing the plot purchaser to have the final input into the design and layout of a home to meet their particular requirements. Clearly the level of input will vary between individuals depending on their ability and/or input from their advisors.
	By what date does Rosconn estimate the site will be fully built?	Due to the nature of this type of development, demand for plots will be driven by the market so it is difficult to estimate. Planning permission will however be time limited – see response to question below.

Provision of suitable arrangements for surface water runoff:	In submitting an application for Outline Planning Permission, is Rosconn fully aware of the flooding of properties on the Barwood built development in Autumn 2019 as a result of surface water run off? Is Barwood aware surface water run-off issues are ongoing a year later?	It is understood that the adjacent site was subject to surface water flooding issues due to very high rainfall events and that Barwood undertook subsequent remedial works to resolve the issue.
	Who has the legal obligation to ensure surface water runoff does not flood homes on the Barwood development or any other Alderminster property (eg, Tithe Bungalow, Quince Cottage, Camden Lawns)? (eg, site owner(s)?, plot owner(s)?, Ano?)	A Flood Risk Assessment will accompany the planning application and the LLFA will be formally consulted to assess its content and the suitability of the proposed drainage strategy for the site.
	Who will own and manage the ditch and bund between the two developments?	It is expected that any area falling within the application site will be managed by a private management company.
	Will the surface run-off drainage plan consider the impact on drainage ditch running through curtilage of Tithe Bungalow to avoid flooding of this land and property?	Surface water from the site is proposed to be discharged into individual soakaways for each plot and storage has been calculated to attenuate flows from a 1 in 100 year + 40% climate change rainfall event. Surface water from the public highway will be connected to the surface water drainage within the highway of the adjacent Barwood development. Subject to this being acceptable to the LLFA, it is not expected that the development will give rise to surface water flooding events on adjacent land.
	Will the surface run-off drainage plan consider the impact on culvert under A3400?	As above.
	Will provision be made for rainwater harvesting (eg, gray water use, water butts, balancing ponds)?	Yes - it is standard practice for the LPA to impose a planning condition requiring all dwellings to be provided with a 190 litre water butt to encourage the re-use of water resources.
Public Open Space:	Who will own and maintain these spaces?	It is expected that these areas would either be offered to the Parish Council or otherwise managed by a private management company.

	Will these spaces be open for use by the general public?	Yes.
	If these are to be offered to Alderminster Parish Council for adoption will a financial contribution be offered to cover a period of maintenance costs?	Yes.
Site management:	How will the site be secured during development build for reasons of public safety and for avoidance of traveller pitching?	Whilst we are unable to confirm at this stage, it is more than likely that during the construction phase, the contractor will ensure the site is secure as is the case on any such site, it being in their own interests to do so for the reasons highlighted.
	Will there be any obligation of the site owner to maintain unsold plots during marketing phase to avoid "eyesore" to Alderminster residents?	This is certainly something we can explore as a condition of sale to the future purchaser. Again, it will also be in the future purchaser's interests to maintain a tidy site to aid marketing of unsold plots. Phasing of the development could also assist in this regard.
	What protection against construction disruption is proposed for Old Stour/Alderminster residents? (eg, development restriction by time of day, days of week, public holidays etc)	It is standard practice for the LPA to impose a planning condition requiring the submission of a Construction Management Plan for approval, prior to the commencement of development, detailing how the contractor will operate during the construction phase to protect the amenity of existing residents.
Communication with Alderminster residents:	What plans does Rosconn have to communicate their proposals to Alderminster residents?	We have approached the Parish Council as representatives of the local community and hope to continue to engage and discuss the proposals to ensure the concerns of the local community are understood and where possible, revisions are made prior to the application being determined.
Miscellaneous:	How long does outline planning permission for self/custom build homes endure?	The standard condition for an outline planning permission is that all remaining reserved matters need to be submitted within 3 years and that commencement of development takes place within 2 years from the date of approval of the last of the reserved matters to be approved. It is expected that something similar may

		be applied by the LPA but this will be the subject of further discussions at the appropriate time.
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