

Alderminster Parish Council

Extra Ordinary Meeting of the Parish Council

Tuesday 20th February 2018
Alderminster Village Hall 6.00 pm

Present: Cllr Geoff Smith (Chairman)

Cllr Karen Jones

Cllr John Melville

Cllr James Dignan

Mrs M Norman (Parish Clerk and Responsible Financial Officer)

Also present: sixteen members of the public

1	Apologies: Apologies for absence were received from Cllr Mark Meadows and Cllr Sherry McGinn and were accepted by the Council.
2	Declaration of interests There were no declarations of interest.
3	Questions from the public: Questions from the public related to the Council's response to the Site Allocations Plan submitted by Stratford District Council. The Council's response, together with the views expressed by residents are contained in Appendix A attached.
4	Site Allocations Plan, Stratford District Council: <ul style="list-style-type: none">i) It was agreed that the proposed wording of the policy on self build and custom house building was not appropriate. (see Appendix A)ii) It was agreed that Land east of Shipston Road, Alderminster (for approx 10 – 15 plots) should not be identified in the Site Allocations Plan specifically for self build/custom house building.iii) It was resolved that the Council agreed with the criteria that have been applied to define built up area boundaries.iv) It was resolved that the Council agreed with the proposed built up area boundaries defines for Alderminster.v) It was resolved that the Council did not agree with the proposed changes to Proposal SUA.4 Atherstone Airfield.
Close of meeting: The meeting closed at 7.00 pm.	

Date of next meeting Wednesday 21st March 2018

Appendix A

Responses to revised scoping document:

1.1 Alderminster Parish Council agrees that the Site Allocations Plan should not release Green Belt land for reserve housing sites.

1.2 The Parish Council has concerns about the levels of dispersal of reserve housing sites to Local Service Villages. There are a number of LSVs which have not yet reached the optimum figure of new dwellings allocated under the Core Strategy. Other villages, such as Alderminster, have now exceeded their optimum number. In the view of the Council, no reserve sites should be identified in LSVs which have met or exceeded their quota until development in all LSVs has reached the allocation figure identified in the Core Strategy.

1.4 i) No

1.5 ii) No

1.6 iii) Yes. Small housing developments should be distributed across the district.

2.1 The Council agrees with the criteria for identifying built up area boundaries.

2.6 The Council agrees with the proposed built up area boundary for Alderminster.

3.2 No. There is no inclination amongst business owners in the Canal Regeneration Zone to relocate to Atherstone Airfield. Any businesses choosing to relocate would of necessity either come from elsewhere in the District, or more likely, from outside the District. There would need to be significant improvement to the road system for this proposal to be implemented. In its current state, the A3400 cannot accommodate the increased volume of traffic. Alderminster Parish Council has concerns already about the large number of HGVs using New Road to gain access to the A3400. This road is unsuitable for HGVs and an increased number of vehicles would exacerbate the problem. We understand that the link road between the Waitrose roundabout and the A422 to Banbury was designed to accommodate heavy goods vehicles, but vehicles approaching from the south do not use it, preferring New Road instead.

4.1 In relation to point 2, residents and the Parish Council believe that all plots should be taken up by individuals or households that have a local connection through living or working or have close family in the district.

The Council is also concerned that self built or custom built houses may lead to undesirably large houses, unsuited to the environment of the villages in which they are located.

In relation to point 3, the Council queries the benefit of the legal agreement to control the re sale of dwellings initially to those who fulfil the criteria in 2.

4.2 The Council does not agree that land east of Shipston Road, Alderminster should be identified specifically for self build/custom housebuilding. None of the applicants who have registered with Stratford District Council for self build have expressed the desire to build a property in a rural village such as Alderminster. Moreover, all applicants would like to build four or five bedroomed houses. Houses on such a scale on a prominent site would be out of

keeping with the rest of the village. The Parish Council cannot see any benefit to the village from such a proposal. Given that Alderminster has already expanded beyond the number of new dwellings allocated under the Core Strategy, any further increase can only be detrimental to the village. It should be noted that the majority of the new houses on the Barwood Development on the Shipston Road remain unsold. It would be illogical to allocate land for any further development under the current circumstances.

Alderminster is one of the few LSV4s to have already delivered its commitment to new houses. An additional development of 10 – 15 dwellings would be a significant incremental increase and is likely to have a major impact on the village infrastructure.

As no Community Infrastructure Levy is available for either self build or custom housebuilding, the local community could be disadvantaged by lack of funds to adapt the infrastructure or community facilities in response to a significant increase in the local population.



