

Site Allocations Plan Revised Scoping and Initial Options Consultation (January – March 2018)

Alderminster Parish Council

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.

Officer's response

Noted

Rosconn

Question 4.2 puts forward a proposal for a site at Alderminster, under the control of Rosconn Strategic Land, for consideration as a Self/Custom Housebuilding site. RSL fully support this proposal and should this be included as an allocation within the SAP, we would request that the Built-Up Area Boundary for Alderminster is adjusted accordingly.

Officer's response

Land to the east of Shipston Road, Alderminster is agricultural land and therefore greenfield in nature. As such its inclusion would not comply with BUAB methodology. Whilst the site is being promoted as a potential 'self-build' site, there is no guarantee the site will see any development within the Plan period. Additionally, there is no policy requirement for self-build sites to be included within a BUAB. Indeed, if such a site was included within a settlement boundary prior to the dwellings gaining planning consent or being built-out, it would leave the site open to applications for speculative market dwellings, contrary to the site's intended purpose. For these reasons, it is not agreed that the site should be included within the BUAB for Alderminster.

Alderminster Parish Council

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. 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.

Officer's response

The concerns expressed will be taken fully into account when assessing a specific scheme.