

Appendix 2

3. Self-build and Custom-build Housing Sites – Policy SAP.4

Topic	Respondent	Agent	Reasons for Rep	Changes sought	Officer comment	Proposed Change
SAP.4	Alcester Town Council		The Respondent raises concerns about the inclusion of site SCB.1 in Alcester as a self and custom build housing site as they are aware that there is a proposal from the landowner and a developer that this site would come forward as a local needs scheme.	Removal of the site on the basis that it could come forward as a local needs scheme	The District Council understands that the landowner wishes to promote the site for self and custom build housing as such it is appropriate for the allocation to remain in the Plan.	No Changes Proposed
SAP.4	Alderminster Parish Council		The Respondent notes that the Core Strategy provides a strategic allocation of approximately 2,000 dwellings for LSVs which is 13.7% of the total across the District. In para 138 of the Core Strategy Inspector's Report it was noted that increasing the quantum of housing in the LSVs would not be the most sustainable option. As at March 2019 LSVs have a total of 2,415 homes built or committed which is an increment of 20% on the strategic allocation outlined in the Core Strategy. The Respondent notes that the SAP not only allocates 1,257 dwellings to LSVs in its proposed Reserve Housing Sites, it proposes distributing an additional 75 self and custom build homes to LSVs. As LSVs are not considered the most sustainable options for development, the Respondent does not consider the reliance on LSVs for self and custom build housing to be sound. The SAP states that local authorities are required to give planning permission for enough suitable serviced plots to meet the demand for self and custom housing building in their area. Yet, analysis of the Council's Register shows no current demand for plots in LSVs.	As demand for self-build in an LSV is not apparent, the Respondent does not consider the SAP's reliance on LSVs for self and custom build housing to be sound.	<p>The Self-Build and Custom Housebuilding Regulations 2015 requires local authorities to give planning permission for enough suitable serviced plots to meet the demand for self-build and custom housebuilding in their area. As the Core Strategy was at an advanced stage before this Government initiative took effect, it does not contain a policy on self-build and the housing requirements set out within it do not factor in the specific demand for such housing.</p> <p>The approach to the distribution of housing within the Core Strategy is set out within CS.16 and considers LSVs 1-4 as suitable sustainable locations for an element of new housing. The Sustainability Appraisal that accompanies the Plan considers each of the proposed self and custom build housing sites to meet sustainability objectives. The location of the sites has been informed by those that are promoted by landowners for such a purpose and are thus deliverable as self and custom building housing sites.</p> <p>Government guidance advises that the level of demand for self and custom build housing is established by reference to the number of entries on the Council's register. It is considered that the provision made for in the SAP will adequately meet this demand. No change proposed. Agree that it would be helpful to add additional information on the levels of demand and supply within the supporting text to this policy to aid clarity.</p>	Add additional information of the levels of demand and supply of self and custom build housing within the District within the explanatory text of the Self and Custom build policy.
SAP.4	Bellway Homes	Coventry (UK)	The Respondent supports the specific allocation in SAP4 as the most appropriate way to bring	No Changes to SAP4 sought	Support Noted	No Changes Proposed

6. Policies Map - Part B: Self-build and Custom-build Housing Sites

Topic	Respondent	Agent	Reasons for Rep	Changes sought	Officer comment	Proposed Change
SCB.1	Warwickshire Wildlife Trust - Planning and Biodiversity Officer		The Respondent states that the site includes the potential Local Wildlife Site Cold Comfort Lane (SP05Y2).	The Respondent considers that the site should be removed or modified to avoid harm to a site of County importance for wildlife. The wildlife status should be mapped within the allocation policy map and the basis of avoidance or mitigation should be detailed in the policy wording.	Agree that reference should be made within this allocation regarding the need to avoid or mitigate any ecological harm.	Add reference to the need for any development to avoid or mitigate any ecological harm within the SCB.1 allocation wording.
SCB.1	Alcester Town Council		The Respondent queries why the site has been allocated for self-build and custom build housing as the Respondent is aware that there is a proposal from the landowner and a developer that the site would come forward as a local needs scheme. The local needs scheme has been supported in principle at a Town Council Planning Committee subject to the satisfactory resolution of highway issues.	The Respondent suggests that an enquiry with the landowner would resolve the issue.	The District Council has been advised that the landowner wishes to promote this site as a self and custom build housing site and not a local needs scheme.	No changes proposed
SCB.2	Alderminster Parish Council		The Respondent objects to the allocation of SCB.2 for the following reasons: 1- The allocation does not meet the economic and environmental objectives for sustainable development as Alderminster already has 33 homes built or committed and it is considered that an additional 15 dwellings (in an LSV4 village without a shop or school) will result in residents relying on private cars to gain access to employment, secondary schools and higher order shops and services in the main town. 2 - The allocation conflicts with the Local Service Methodology in the Core Strategy. 3 - There is a lack of demand for this site location 4 - Unsuitable to demand for self-build type properties	The Respondent seeks certainty that an LSV status cannot alter as a result of new development increasing the settlement size. The Respondent seeks the removal of site allocation SCB.2 from the plan.	As a settlement of LSV4 status there is scope for some new development and it is considered that the proposal does not conflict with the Local Service Village methodology in this regard. The site is considered suitable for self and custom housing. Beyond 2013 the distribution of development across the District will be reviewed as part of the forthcoming Core Strategy review.	No change Proposed.
SCB.2	Rosconn Strategic Land		The Respondent supports the allocation of this site, considering it to be consistent with Policy CS.15 of the Core Strategy. In addition, there are 146 households currently on the Council's register seeking self or custom build and only 8 plots have been permitted to date. The Respondent therefore considers that there is significant demand within the District to justify the allocation of this site to help meet this need as required by the Housing and Planning Act 2016. The Respondent considers that the allocation of this site will make an	No Change sought	Support Noted	No Changes Proposed