

Alderminster Parish Council

Extra Ordinary Meeting of the Parish Council

Wednesday 29th August 2018
Alderminster Village Hall 6.00 pm

Present: Cllr Geoff Smith
Cllr John Melville
Cllr Karen Jones
Mrs M Norman (Parish Clerk and Responsible Financial Officer)

	<p>With the agreement of all Councillors, Cllr Jones chaired the meeting.</p>	
1	<p>Apologies: Apologies for absence were received from Cllr Mark Meadows, Cllr Sherry McGinn and Cllr James Dignan and were accepted by the Council.</p>	
2	<p>Declaration of interests There were no declarations of interest.</p>	
3	<p>Questions from the public: There were no questions from the public.</p>	
4	<p>Minutes of the previous meeting: The minutes of the meeting of the 15th August were agreed as an accurate record and signed by the acting Chairman.</p>	
5	<p>Matters arising from the minutes of the previous meeting: There were no matters arising.</p>	
6	<p>Draft Strategic Housing Land Availability Assessment: The Council discussed the Strategic Housing Land Availability Assessment document and resolved to submit the attached comments to Stratford District Council. (See Appendix A attached).</p>	
7	<p>Planning applications: There were no planning applications to be noted.</p> <p>Close of meeting: The meeting closed at 6.30 pm.</p>	

Appendix A (Comments submitted to Stratford District Council regarding the draft Strategic Housing Land Availability Assessment).

Alderminster Parish Council assumes that potential reserve sites within Alderminster Parish would be required to fulfil any shortfall in housing from Stratford and Jaguar Land Rover only. Our comments in relation to the land parcels proposed should be read in the light of this assumption.

Land Parcel ALD 05

Settlement Form: This parcel of land has been assessed as being well related to and capable of being integrated into the existing built form (Code Green). The land rises steeply at this point, meaning that any further housing would dominate the skyline and mar the linear outline of the village. We consider that Code **Red** would be a more accurate assessment.

Neighbouring Amenity: Given the terrain, any further development would have a significant impact on neighbouring occupiers as the new development below would be overlooked. We consider that Code **Red** is a more appropriate assessment.

Local Market Analysis: We disagree that there is a good demand within local market conditions. Planning permission for the construction of 25 houses was granted in 2015. 25% of these houses still remain unsold three years later. We regard the likelihood of further housing selling quickly as being poor (Code **Red**).

Relationship to Highway Network: We agree that this site is within 200 metres of an A road, providing comparatively easy access for travelling to Stratford. It would not, however, be particularly suitable for journeys to Jaguar Land Rover.

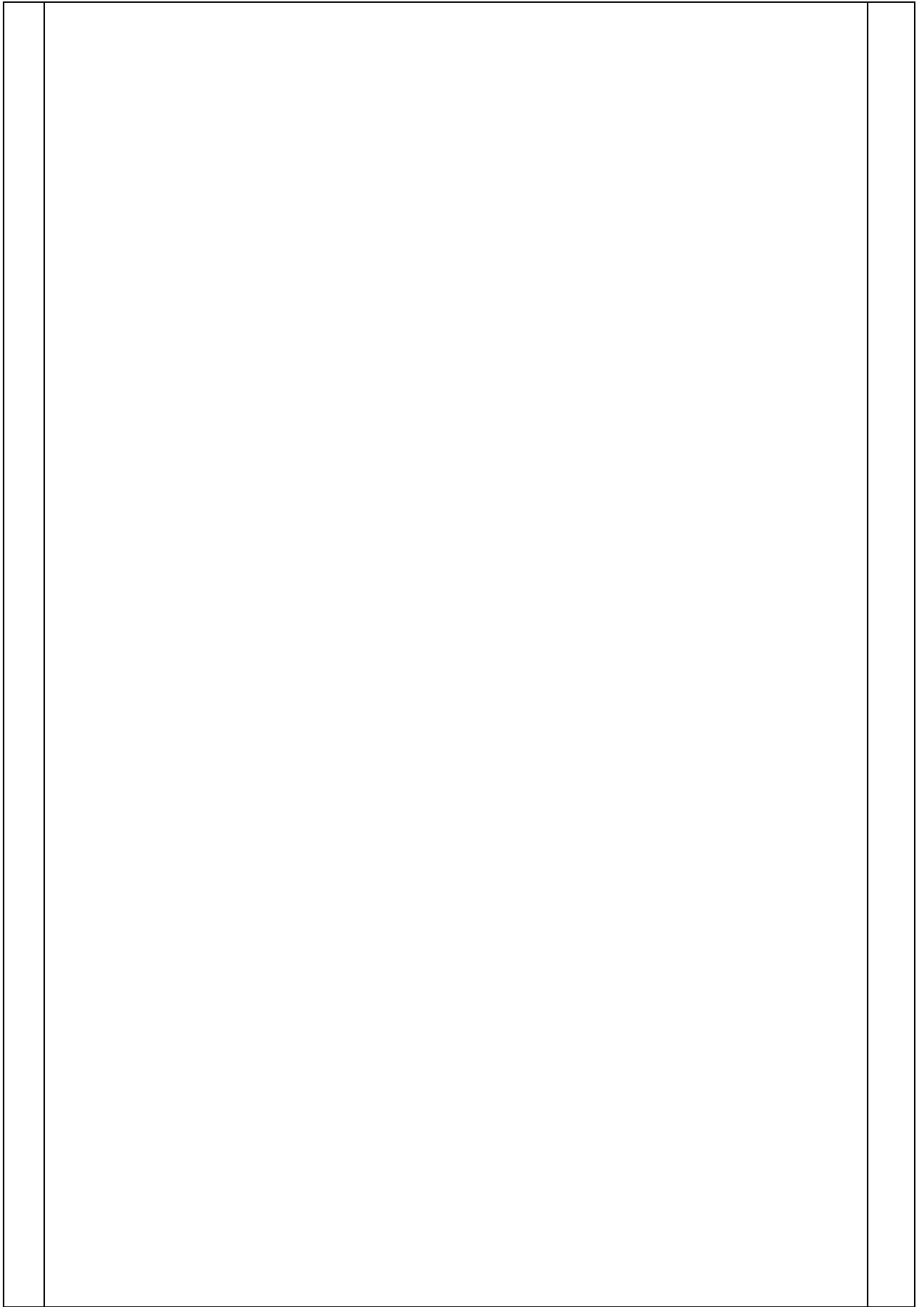
Land Parcel ALD 01

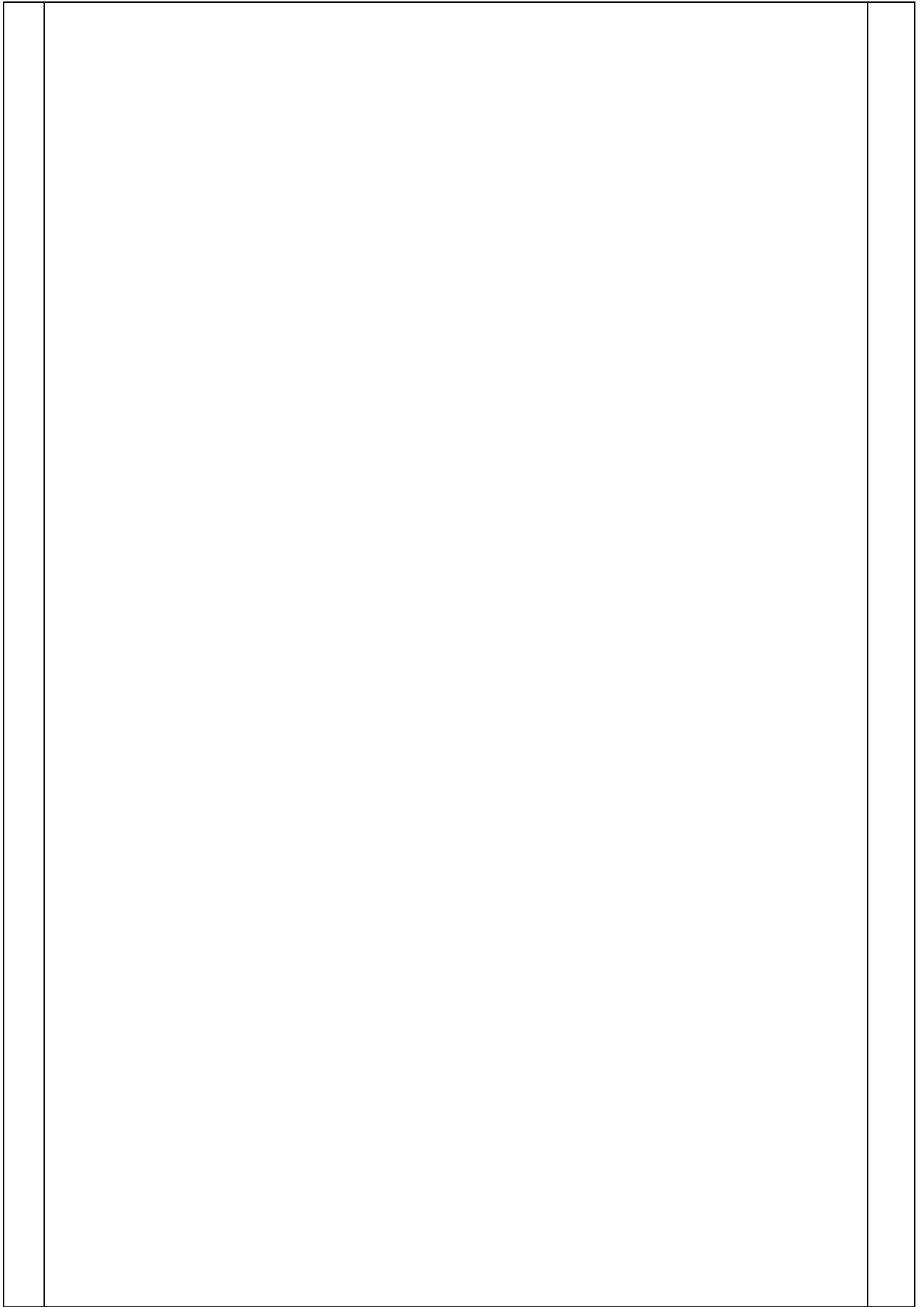
Settlement Form: Development on this site would preserve and extend the linear nature of the village. We consider that it would be well related to and capable of being integrated into the existing built form. For this reason we would identify this parcel as belonging to category **Green**.

Neighbouring Amenity: We agree that development of this site would have a minor impact on neighbouring occupiers.

Local Market Analysis: Because of the evidence cited in relation to ALD 05, we do not consider that there is a strong market for further development within the village. However, as this site has immediate access to the A3400 straight into Stratford, it may be more marketable than ALD 05. We think that Code **Amber** is a more realistic assessment.

Relationship to Highway Network: Our comments are the same as those expressed in relation to ALD 05.





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