

Summary prepared by Alderminster Parish Council (Nov 2020)

All information in this summary is based upon information published by Stratford District Council

<https://www.stratford.gov.uk/planning-building/site-allocations-plan.cfm>

Site Allocations Plan

What is it?

The Site Allocations Plan (SAP) will sit alongside the adopted Core Strategy.

The SAP is subservient to the Core Strategy and contains policies that supplement the approach set out in the Core Strategy.

The Site Allocations Plan covers:

- ✓ Reserve Housing Sites (Section 2)
- ✓ Self-build and Custom-build Housing Sites (Section 3)
- ✓ Built-Up Area Boundaries (BUAB) (Section 4)
- ✓ Employment Enabling Sites (Section 5)
- ✓ A46 Safeguarding (Section 6)
- ✓ Other Specific Proposals (Section 7)
- ✓ Policies Map (Section 8)

The current Site Allocations Plan Preferred Options follows three consultations.

The Strategic Housing Land Availability Assessment (SHLAA) conducted in 2018 is referred to as technical evidence.

Alderminster Parish Council has contributed to the planning consultations to date.

Appendix 1 provides a summary of representations made by Alderminster PC (APC) and Rosconn with Stratford District Council Officer Responses to the Site Allocations Plan Revised Scoping and Initial Options Consultation (January – March 2018).

Appendix 2 provides a summary of representations made by Alderminster PC with Stratford District Council Officer Responses to the Site Allocations Plan Proposed Submission Consultation (August-September 2019).

The purpose of a BUAB is to distinguish between land inside the settlement where new development is acceptable 'in principle', from land outside the settlement where, subject to certain exemptions, development is generally not acceptable.

Stratford District Council is now seeking representations to its Site Allocations Plan Preferred Options.

The consultation period runs until 5.00pm on Friday 18 December 2020.

Adoption of the SAP is planned for Summer 2022.

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Self-build and Custom-build Housing Sites

In previous versions of the SAP, Alderminster had been allocated approximately 15 self-build plots adjacent to the Old Stour development.

In the Site Allocations Plan Preferred Options, Alderminster's allocation has increased to 20 self-build plots and the site footprint has extended.

Appendix 3 provides the site maps for this site allocation as they were in 2019 consultation versus the Proposed Options.

The Core Strategy LSV methodology states that an LSV4 should have around 32 new dwellings.

To October 2020, SDC shows Alderminster already has 30.

In the last consultation, APC objected to 15 self-build homes on the basis of:

1. Sustainability;
2. Conflict with LSV methodology;
3. Lack of demand for homes in Alderminster;
4. Unsuitability of site.

The Local Planning Authority (LPA) has over-ruled APC's objection and states no change proposed to the 15 self-build sites proposed.

However, Site Allocations Plan Preferred Options increases Alderminster's allocation to 20 self-build and/or custom build dwellings.

Whilst this proposed site is outside the Alderminster BUAB, the SAP states self-build and/or custom-build housing will be supported on suitable sites adjacent to the BUAB.

Appendix 4 provides the pages from the SAP which relate to self-build.

Reserve Housing Sites

The Core Strategy meets the housing needs for the District for the plan period 2011-2031.

The Core Strategy provides 14,600 homes to 2031.

Reserve sites have been allocated to provide 3,000 homes should:

1. some sites (e.g., Long Marston Airfield) not get built
2. additional housing needs arise from:
 - a. shortfalls in Coventry, Birmingham or Warwickshire
 - b. increased employment by JLR,

Alderminster has not been identified as a site for Reserve Housing.