

Alderminster has actively participated throughout the Site Allocations Plan consultation process.

Alderminster Parish Council remains of the opinion that the site covered by Proposal SCB.2 is not suitable for development for the following reasons:

1. NO DEMAND FOR SELF-BUILD IN ALDERMINSTER
2. FLOOD RISK CONFLICTS WITH POLICY CS.4
3. COMMUNITY RISK
4. COMMUNITY BENEFIT

NO DEMAND FOR SELF-BUILD IN ALDERMINSTER

Site Allocations Plan Revised Scoping and Initial Options Consultation (January – March 2018) & Site Allocations Plan Proposed Submission Consultation (August – September 2019)

Alderminster Parish Council has always stated that it does not agree that land east of Shipston Road, Alderminster should be identified specifically for self build/custom housebuilding as 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.

This remains the case and in response to planning application 20/02636/OUT, none of the prospective and registered self builders have supported this application for 15 self-build homes.

In comparison, an application for 6 self-build dwellings in Harbury (20/02112/OUT) received at least 4 comments in support from individuals on the self-build register.

The Parish Council questions whether this site will help Stratford District Council meet its Self-Build obligations.

Alderminster Parish Council continues to object to SCB.2 on the basis of demand.

FLOOD RISK CONFLICTS WITH POLICY CS.4

In Autumn/Winter 2019_20, surface water-run off from the site covered by SCB.2 resulted in significant and on-going flooding of neighbouring property.

As the Site Allocations Plan is subservient to the adopted Core Strategy, Alderminster Parish Council deems SCB.2 to be unsound as it conflicts with Policy CS.4 which states:

“In all development, there should be no flooding, from all sources, to properties up to the 100-year flood event, including an allowance for climate change. Development will not be permitted where it results in an increase in the risk of flooding elsewhere”.

COMMUNITY RISK

Crime and/or antisocial behaviour:

A self-build site at Ettington covered under application 15/04449/OUT has a build rate of 1 home every 2 years.

On this build rate, 15 plots could complete in 30+ years.

A neglected site as a result of a slow build rate risks crime and/or antisocial behaviour.

Construction Traffic:

Residents of The Old Stour are faced with 30+ years of construction traffic accessing the site via a small, privately owned, residential road.

The community should be protected from this risk.

COMMUNITY BENEFIT

Proposal SCB.2 makes it clear that the net developable area is 0.8 hectares.

However, Stratford-on-Avon District - Call for Sites Register (as at 31 December 2017) shows the site (ALD.2) is 3.23 hectares.

If SCB.2 is approved, assurance must be given to the community that it will enjoy the benefit of Public Open Space on the balance of the site (2.43 hectares).