

# Alderminster Parish Council (APC)

*Date of issue: 12<sup>th</sup> October 2020*

Comments on Design Code

Land East of Shipston Road | Alderminster

# Timeline

- **January 2020:** Rosconn Strategic Land (RSL) prepared Design Code for Land East of Shipston Road, Alderminster
- **30<sup>th</sup> September 2020:** Alderminster Parish Council first received Design Code from RSL and was advised an Outline Planning Application had been submitted to Stratford District Council
- A condition of emerging Policy SAP.6 Meeting Self-Build and Custom Housebuilding Needs states:

*To ensure a high quality development and provide certainty to the local community, the applicant, working with Stratford-on-Avon District Council and the relevant parish council, will be expected to prepare a Design Code or Plot Passports for the site.*

*These will be approved by the District Council and form part of the planning permission for the site.*

It should be noted that RSL had not consulted with APC before publishing its Design Code

- **9<sup>th</sup> October 2020:** APC received responses to questions it has submitted to RSL after receiving the Design Code
- **12<sup>th</sup> October 2020:** APC issues this document to provide RSL initial feed-back on its Design Code

# APC's Approach to Developing its Feedback

As Self/Custom Build is a new area for APC, it has referred to a current application to provide a benchmark comparison

APC Referred to planning application 20/02112/OUT Land Off Bush Heath Lane Harbury :

***Construction of 6 self-build dwellings, with access from Bush Heath Lane, new roadway, attenuation pond and structural landscaping (outline planning application with all matters reserved except site access and structural landscaping)***

It reviewed the comments on this application and noted 4 comments have been made by individuals registered on the STRATFORD-ON-AVON DISTRICT SELF-BUILD AND CUSTOM HOUSEBUILDING REGISTER (July 2020)

As all 4 respondents are in support of the Harbury planning application, APC reviewed these comments to better understand what a Self/Custom Builder is looking for in a Self/Custom Build plot

# Analysis of Comments

Nick & Tina Ellison  
(SuA)

"a scheme that is obviously put together with care and *consideration of its village location* and the *environment in general*"  
"Although only in outline at present, it is clearly *mindful of its potential visual impact*"  
"its Design Code and Plot Passports ensure that the development will be *sensitive and complimentary to the village*"  
"They also promote a *base level of environmental performance*"  
"*Harbury... an exemplar for others to follow*"

John McGowan  
(Harbury)

"*low density* setting"

John Holden  
(Harbury)

"meets the SDC requirement that self-build developments should be in *plots of small clusters*"

Nicola Thompson  
(Leamington Spa)

"the opportunity to build a eco-friendly, individually designed development in *contrast to the bland large-scale developments* that have been seen throughout the area in recent times"

## APC's interpretation:

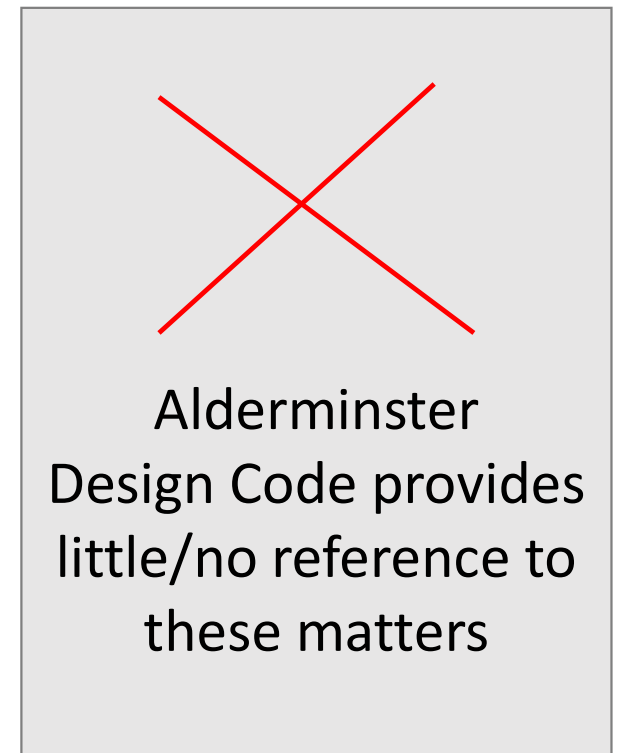
- ✓ Self/Custom Builders are considerate of the wider settlement area
- ✓ They care about the potential visual impact of their development on the wider setting
- ✓ Space and design is important
- ✓ To this end-user, impact on the local and global environment is non-discretionary

# Does the Alderminster Design Code Consider?

Measures to be implemented to avoid a new Custom-build design causing undue harm to the existing settlement?

Sustainable building design, sustainable energy and environmental matters (eg, water management)?

The Self/Custom-Build process to establish time guidelines and expectation of management of a plot during construction stage?

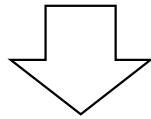


# Design Codes: Comparing their starting points

## Design Code: Land East of Shipston Road | Alderminster

The outline planning application seeks approval for matters relating to Access and Layout, with all other matters reserved for subsequent approval.

On receipt of outline planning permission, the Custom Builder will implement site wide infrastructure elements (e.g. drainage, highways and landscaping) and all utility connections (water, gas, electricity and telecommunications) to each custom build plot.



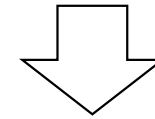
Dig first, plan later????

## Design Code: Harbury

In order to enable a sustainable development with local identity and character, a Design Code will be developed alongside the master-plan. The Design Code will provide information for self builders to follow such as; a material palette, housing form, time-scales and permitted areas.

It is important to note the character and heritage of the surrounding area of Harbury; including the style of buildings, conservation and landscape areas.

These will need to be carefully considered during the development of the master-plan and the Design Code.



A seemingly genuine attempt to satisfy the demand for Self/Custom Build

# Design Code does not consider plot phasing

*Photo taken 06/10/2020*



15/04449/OUT: Outline planning application for a residential development of up to 8 self-build dwelling houses, access and associated works. Detailed approval is sought for access arrangements from Old Warwick Road, with all other matters to be reserved. (Description amended on 06.04.2016)

Outline Permission issued 23-08-2016

18/03669/FUL: Plot 6 planning approval 10-1-2019

20/00772/FUL: Plot 3 planning approval 23-7-2020

On a Build Rate of 1 home every 2 years, 15 plots would complete in 30+ years!!!

This development risks Alderminster residents living with a neglected plot for a generation