



Persimmon Homes South Midlands

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Friday 5th August 2016

Wellesbourne Neighbourhood Plan Steering Group
Wellesbourne Parish Council
2 School Road
Wellesbourne
CV35 9NH

Dear Sir/Madam

**RE: The Wellesbourne & Walton Neighbourhood Development Plan.
Pre-submission Consultation Response by Persimmon Homes Ltd.**

Firstly, we would like to thank you for the opportunity to comment on the above consultation document. These representations have been prepared by Persimmon Homes Ltd. We have controlling land interests on a number of sites in Wellesbourne, which are at different stages in the planning and construction process, listed below:

- Land at Loxley Road
- Land at Ettington Road
- Land East & West of Ettington Road
- Land South of Dovehouse Drive
- Land South of Loxley Road

In reviewing the pre-submission consultation Wellesbourne & Walton Neighbourhood Plan (NP) there remains a number of key points that we would like to draw to the attention of the Steering Group in relation to the details of policies and supporting material contained within the Plan.

WW7 Housing and Land Use

The main concern we have is in relation to the proposed locations for new housing developments in Wellesbourne, as there are three preferred sites which are located in the north of the village, and as mentioned in the document these areas are largely constrained by flood plain. In our opinion the most logical areas for new housing development is in the south of the village where there are no flooding issues, surrounding view points are restricted due to existing landscape and topography levels and services and facilities are reasonably close by. We note that the document mentions that extensive development is occurring in the south of the village, however we believe that it is more acceptable to group new developments together in order to create an attractive design and feel to the community, rather than sporadically dispersing development in multiple areas of the village resulting in different architectural design patterns. By developing parcels in the south, logical extensions to the village can be formed with limited impacts to the existing community.

Currently the plan states 3 potential sites for development however one is only possible post 2031 so irrelevant for this plan period. The two remaining sites would equate to 117 units. As mentioned in the housing numbers section below we expect further housing number required in Wellesbourne and therefore would like to suggest the inclusion of two further sites as being suitable for housing development. Firstly, an extension to the planning approved site of land West of Ettington Road, which would provide approximately 100 units including public open space and other benefits to the community (please see attached location plan marked as site 1 on the plan). Secondly, land South of Loxley Road providing a logical extension to

the current Mountford Place development providing approximately 100 units (marked as site 2 on the plan). We would also like to mention that the proposed housing location plan (p.60) is a little unclear and it would be beneficial to produce a site specific detailed plan.

7.2 Housing Numbers

The Adopted Core Strategy sets a requirement to build at least 14,600 homes within the District in the plan period 2011 to 2031 which, and as the NP agrees when contingency is taken into account, should deliver almost 15,500 homes. The Core Strategy now indicates that the eight Main Rural Centres within Stratford on Avon District are required to provide approximately 3,800 homes towards this target as a minimum. It is also important to note that the Adopted Core Strategy makes very bold assumptions of delivery from the new settlement at Gaydon and the Long Marston Airfield, which we don't believe will be delivered, therefore the District as a whole and Wellesbourne in particular as a main rural centre, will need to continue to contribute smaller non-strategic sites to maintain a 5 year housing land supply.

WW8 Provision of Housing Mix

We agree to the majority of the policy named above, however we would appreciate if the mix stipulated could be 'flexible' on a site by site basis. In addition we are concerned with the percentage of 1 bed private dwellings. From experience in selling this type of dwelling in the Stratford District, there is very little market demand for a 1 bedroom dwelling, and a percentage of 10-15% seems high. Therefore it would be our preference to link the 1 and 2 bedroom percentage together (e.g 1-2 bed 35-40%) giving developers scope to plot as necessary. The remaining percentage should then increase the 4+ bed figures. Otherwise all sites will be heavily starter homes lead and this will lead to an over balance in available market new build dwellings.

The NP states that 25% of affordable housing 2 bedroom dwellings should be made available as bungalows. It is important to note that the affordable housing mix is a direct interpretation of the housing needs for the needs of the district as a whole and is largely dictated by housing officers at the District level.

WW9 Provision of Affordable Housing for Local People

The NP states that affordable housing should be offered to local people for a minimum of 8 weeks. We would like to state that the District level policy contains a cascade mechanism which already ensures that affordable housing plots are offered to local residents as a priority.

We hope that the Steering Group are able to take on board the points raised in the above submission and that these assist you further in working up a Neighbourhood Development Plan for the Wellesbourne and Walton area, ensuring an open and transparent consultation with both residents and other interested parties including ourselves.

Kind regards

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