

WELFORD ON AVON PARISH COUNCIL

Position Statement on New Housing Development: to inform WPC's responses to SDC on Relevant Planning Applications

1. SDC's new, adopted Core Strategy establishes the policy framework for new housing development across the District. Three policies refer specifically to development in Local Service Villages (LSVs) which includes Welford. These policies need to be considered together when applications for new housing development within the Neighbourhood Plan area are being considered.

2. Policy CS15 states that:

'Development (in LSVs) will take place:

- on sites identified in a Neighbourhood Plan; and
- through small scale schemes on unidentified but suitable sites within their Built Up Area Boundaries (where defined) or otherwise within their physical confines.'

3. Policy AS10 identifies those specific instances where development will be permitted in the countryside.

4. Policy CS16 identifies the quantum of development to take place in each of the four categories of LSVs within Local Plan Period 2011-2031. For Category 2 LSVs, which includes Welford, this policy states that there will be a strategic allocation for

'Category 2 (villages of) approximately 700 homes in total of which no more than around 12% should be in any individual settlement.'

This equates no more than around 84 new homes in any category 2 LSV.

5. The Policies in the Welford Plan in respect of housing development fully reflect those in SDC's Core Strategy.

6. Since the commencement of the Local Plan Period in 2011 there have been successful applications to build 135 new homes in the Welford Neighbourhood Plan area of which 98 are within the built up area boundary now being agreed with SDC, and the remainder in the surrounding countryside. This figure is in considerable excess of that identified in Policy CS16 for Category 2 LSVs.

7. In response to a Written Question to the Department of Communities and Local Government (DCLG) submitted by our local MP Nadhim Zahawi in November 2015, the then Minister stated that he expected local planning authorities (such as SDC) to consider the cumulative impact of new housing developments on community infrastructure and put in place plans to improve this infrastructure (full details are at Annex A).

8. Within Welford-on-Avon the largest development has been for 20 houses with the majority being small scale applications. The consequence of this piecemeal development has been that to date there have been no infrastructure improvements within the village or opportunity to assess the impact of the new developments on the village community or services. There has been no increase in capacity at the village primary school, no road or traffic improvements, no drainage or electricity supply enhancements. All these essential services are now under severe pressure.

9. Welford-on-Avon Parish Council is strongly of the opinion that the full impact of all the new developments on the village services and infrastructure must now be objectively assessed and any identified enhancements put in place so as to ensure the sustainability of the village. Whilst the Parish Council might towards the latter part of the Plan Period consider further applications for new housing development, until this assessment has been carried out and any identified shortfall(s) corrected, there should be a moratorium on all new development within the village and more widely within Welford's Neighbourhood Plan area.

Housing: Planning Permission: Written question - 15674

Q

Asked by [Nadhim Zahawi](#)

(Stratford-on-Avon)

[\[N\]](#)

Asked on: 09 November 2015

Department for Communities and Local Government

Housing: Planning Permission

15674

To ask the Secretary of State for Communities and Local Government, whether local planning authorities can limit community housing developments proposed in the dispersal policies of a local plan due to the lack of sufficient infrastructure, shops, services or employment to support such a development.

A

Answered by: [Brandon Lewis](#)

Answered on: 16 November 2015

The National Planning Policy Framework expects local planning authorities to meet the objectively-assessed needs for market and affordable housing in their area, insofar as it is consistent with other policies in the Framework. As part of the plan-making process we expect authorities to consider what infrastructure is needed to support development, and work with neighbouring authorities and transport providers, to develop plans for how it can be provided. The cumulative impact of development, and the need for infrastructure to support development, are material considerations in decisions on individual proposals.