



## Land at Alcester

John Martin & Associates has been successful in securing by way of appeal an outline planning permission for up to 125 dwellings on a green field site at Alcester, Warwickshire. The application site extended to 5.8ha and had been identified in the 2006 Stratford Local Plan Review as being outside the green belt but not allocated for housing development.

The District Council were not able to identify a 5 year supply of deliverable housing sites and progress by the District Council in the preparation of the Core Strategy had been subject to delay.

The appeal was lodged by John Martin & Associates as a result of the non-determination of the outline planning application by Stratford on Avon District Council within the due determination period.

In considering the appeal the Inspector acknowledged that there was a significant shortfall in the housing supply within the district, with only 3.4 years identified supply and that the site offered a sustainable location for development on the edge of the settlement. In addition the Inspector noted that development of the site could be reasonably assimilated into the landscape whilst also respecting views and would have little noticeable impact on neighbouring residential development.

It was further noted that the site was well related to existing services and facilities in the settlement and would not have any detrimental impact upon the local highway network or existing services and facilities in the settlement.

