



## Part B – Your Representations

7.

Modification of SA:	Modification
Mod. Number:	10
Paragraph Number:	Policy DS11 Site ref: H46B
Mod. Policies Map Number:	2a

The housing allocation H46B relates to land at the Asps identified for an estimated 900 dwellings, park and ride, primary school, neighbourhood police office, local centre (including a convenience store of no more than 500sq.m gross floorspace) and community facilities.

The boundary of this allocation has been defined by the boundary of the planning application made by Barwood Strategic Land II LLP, allowed on appeal (reference APP/T3725/A/14/2221613). The appeal decision refers to the site as “land at the Asps, bound by Europa Way (A452) to the east and Banbury Road (A425) to the west”.

The parcel of land identified in red on the attached plan did not form part of the planning application and for this reason, one assumes, is not included in the proposed housing allocation.

The landowners of the land edged red have since confirmed that this land is available for development and wish for it to be included within allocation H46B as suitable, in principle, for residential development.

The inclusion of this land within the allocation would provide the road frontage as a more logical and clearly definable boundary.

The inclusion of this land for residential development would also enable the demolition of the modern farm buildings on the site and redevelopment with buildings more appropriate to the setting of the listed buildings (The Aspens and The Asps Cottage).

**Stansgate Planning** Chartered Town Planners Chartered Surveyors Planning and Development Consultants  
9 The Courtyard, Timothy's Bridge Road, Stratford upon Avon, CV37 9NP

T: 01789 414097 F: 01789 414608 E: [mail@stansgate.co.uk](mailto:mail@stansgate.co.uk) W: [www.stansgate.co.uk](http://www.stansgate.co.uk)

*Stansgate Planning is the trading name of Stansgate Planning Consultants Limited registered in England and Wales*

*Registration Number 08010392*

Modification of SA:	Modification
Mod. Number:	10
Paragraph Number:	Policy DS11 Site ref: H46B
Mod. Policies Map Number:	2a

It is considered that the land identified in red on the plan can be served by improved access arrangements off Banbury Road and that it can be developed independently from the Barwood scheme. The development could come forwards at an early stage of the Local Plan period.

In respect of the southern part of the site, namely the field north of the terraced Asps Cottages and to the rear of The Asps Cottage, one of the landowners has recently sought advice from the Council. The Council's Development Manager, Mr Fisher, provided an informal opinion on 11 February 2016 that "it is likely that the principle of a small scale residential development in this location would be acceptable".

It is recognised that the parameters plan for the Barwood scheme includes a deep swathe of agricultural land and woodland along the Banbury Road frontage. The traditional farm buildings are appropriate for conversion to 3 or 4 dwellings. The land has a site area of approximately 4 hectares and an estimated gross capacity of approximately 20-25 dwellings.

In conclusion, now that the Council is aware of the availability of this land, the current allocation boundary is not justified and the most appropriate strategy, based on this evidence, is the reasonable alternative of extending the boundary of allocation H46B to include the land shown edged red on the attached plan.

Stansgate Planning

April 2016