



**ALCESTER NEIGHBOURHOOD PLAN REVIEW STEERING GROUP MEETING
WAS HELD ON 01 JULY 2024 AT 10.30AM
AT GLOBE HOUSE, PRIORY ROAD, ALCESTER**

Present

Andrew Matheson (Chair) Cllr Wendy Mills (Vice Chair), Colleen Chester, Andy Mann, Dave Wall, Kevin Bell, Ian Greig Town Clerk, Vanessa Lowe and the Mayor, Cllr Mike Bowe.

Public participation at discretion of chair

None.

1. Apologies

Apologies were received from Cllr Kathryn Cargill, Carl Buxton, and Ben Jones.

2. Declarations of Interest

The following declarations were made:

Andy Mann is currently working for the owners of the Lloyds Bank building.

Colleen Chester is an allotment holder at Bleachfield St North allotments.

3. Minutes of last Meeting

Approved and signed by the Chair.

4. Review of the scope of current NDP policies in the light of current and future local needs, national policy and Stratford-on-Avon District Council strategic policies.

Review of Housing and Built Environment Policies

HBE1 – Agreed that the Built Up Area Boundary (BUAB) was important. May need to be enlarged if reserved sites on Allimore Lane are granted planning permission. There was a discussion regarding the self-build site on Allimore Lane. Vanessa will seek to find out from SDC how many people have registered an interest in self-building in Alcester. Only one person was identified in the Housing Needs Survey. Noted that Oversley Green and Kings Coughton did not have a separate BUAB. Believed that green belt status provides good protection at present but this might need to be reviewed after the election if a new government changes policy on development of the green belt.

Noted that there was the potential for requests for “backland” garden development behind residential properties in Kings Coughton.

Noted that the Housing Needs Survey had only received a few responses. Mike explained that the survey was only aimed at those actually looking for housing – most residents were excluded from the survey.

HBE2 – noted that this policy was in line with SDC’s Core Strategy policy.

Agreed to ask Sarah Brooke-Taylor from WRCC to come to the next meeting to discuss how local affordable housing could be achieved. Vanessa to invite her.

Discussion regarding future development of any remaining communal garage sites in Alcester. Could a policy require these to be developed for affordable homes?

Colleen suggested amendments to the policy to ensure that viability was independently assessed at the cost of the developer with any viability assessment being made public.

HBE3 – agreed that this policy should still be included. Discussion as to whether it would be possible to prevent bungalows being developed to create 2 storey houses but noted that permitted development rights allow this.

HBE4 – no evidence to suggest that this policy needs to be changed. Agreed to change word “should” to “must” at the end of the policy.

The group discussed the need to encourage affordable housing providers to invest in their housing stock – extending and improving where required.

5. Next steps

Sarah Brooke-Taylor from WRCC to attend the next meeting – this has now been arranged.

6. Date of next meeting

Monday 5 August at 10.30am at Globe House