



**ALCESTER NEIGHBOURHOOD PLAN REVIEW STEERING GROUP MEETING
WAS HELD ON 05 AUGUST 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, Ben Jones, 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 Kevin Bell.

2. Declarations of Interest

There were no declarations of interest.

3. Minutes of last Meeting

Approved and signed by the Chair.

4. Presentation by Sarah Brooke-Taylor, WRCC Rural Housing Enabler.

- Sarah Brooke-Taylor introduced herself to the group – as a Rural Housing Enabler she supports communities who wish to achieve affordable housing by identifying local housing needs and matching them with potential suitable sites.
- Sarah had undertaken a Housing Needs Survey for ATC in 2023 which had identified 37 households with a “need”. According to the housing waiting list maintained by Stratford DC there are 371 households from Alcester on the waiting list.
- Sarah reported that she had worked on a potential site on Allimore Lane in 2017 but regrettably this did not progress due to a change of heart by the owners. She suggested that it might be worth a new approach by the Group.
- There was a question about the low return rate on the Housing Needs Survey, but Sarah explained that this did not matter. A need was a need and did not require a certain percentage of responses to be received.
- Sarah explained that her projects required a minimum of 1 acre of land which would be sufficient for 6 homes. The maximum number of homes on one site would be 20.
- All developments need to be within the Built-Up Area Boundary or immediately adjacent to it.
- Landowners need to have a philanthropic attitude as returns on local needs housing are considerably less than from normal developers.
- If a site did come forward, funding is available from three sources – Homes England, Stratford DC (via s106 contributions) and Housing Associations could secure direct funding by raising mortgages.
- There was a discussion regarding garage sites in Alcester which might be suitable for local needs housing. Some have already been sold off at auction and developed for market housing. Ian will send Vanessa details so that she can identify ownership. Andy offered to look at the potential viability of each site. The Group hoped that the NDP could restrict development of these remaining garages to local affordable housing.

- It was agreed that the Group should undertake a local "Call for Sites". Andrew will write a short piece for the newsletter. Vanessa will undertake a mapping exercise to identify ownership of suitable land with a view to also sending direct requests to those owners.
- Sarah would be happy to assist in this process and support evaluation of sites if required.

Sarah was thanked for attending and left the meeting.

5. 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 – continued from previous meeting

Deferred until next meeting

6. Any other business

Ian updated the Group on the Civic Society's planned parking and traffic survey.

A further update will follow next month once the Civic Society have met to agree on their plans.

Ian also wishes to discuss the NDP project to create a "local list".

7. Date of next meeting

Tuesday 3 September at 10.30am at Globe House