



**ALCESTER NEIGHBOURHOOD PLAN REVIEW STEERING GROUP MEETING
WAS HELD ON 03 SEPTEMBER 2024 AT 10.30AM
AT GLOBE HOUSE, PRIORY ROAD, ALCESTER**

Present

Andrew Matheson (Chair) Cllr Wendy Mills (Vice Chair), Cllr Kathryn Cargill, Colleen Chester, Andy Mann, Ian Greig, and Town Clerk, Vanessa Lowe.

Public participation at discretion of chair

None.

1. Apologies

Apologies were received from the Mayor, Cllr Mike Bowe, Dave Wall and Ben Jones.

2. Declarations of Interest

There were no declarations of interest.

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.

Following on from the previous meeting, there was a report from the Town Clerk on her recent meeting with WCC regarding the Moorfields school site and her enquiries with SDC regarding the potential for this site to provide affordable homes.

Ian Greig was thanked for his work on garage sites in Alcester. Andy Mann will now look at the potential of each site.

Review of Housing and Built Environment Policies

HBE5 – Agreed that this policy is no longer needed. The policy was aimed at covering the identified need for affordable extra care accommodation arising from the development of the Great Alne retirement site and this need is now being met elsewhere.

HBE6 – Agreed that this policy is no longer needed. The issues are now covered by building regulations and planning guidance.

HBE7 – Agreed that this policy is no longer required. The issues are covered by the NPPF.

HBE8 – Wendy Mills explained that this policy is regularly cited by the Town Council in responding to planning applications. Agreed to keep the policy but noted that the reference should be changed from “Building for Life 12 criteria” to Design for Homes “Building for a Healthy Life” (June 2020).

Agreed that there should be a cross reference with policy TI1 – new development and connectivity. This was considered to be an important part of “development design.”

HBE9 – Agreed that this policy could be improved using the policy adopted by Southam in their NDP creating a requirement to “design out” crime copied below:

“All development proposals will be expected to demonstrate how design has been influenced by the need to plan positively to minimise crime. Developments will be expected to achieve Secured By Design (SBD) Silver Level certification or, if not, the developer must demonstrate why it is not possible. Proposals that fail to satisfactorily create a safe and secure environment will not be supported.”

Also agreed that this policy could include a requirement on large developers to improve the public realm by providing items such as litter and dog bins, benches and noticeboards.

HBE10 – Agreed that the policy was sound.

There was a discussion about the merits of creating a Local List of Non-Designated Heritage Assets as envisaged by project 9 in the NDP.

This might include the Greig Hall and the Rotary building. It was agreed that there should be liaison with the Civic Society on buildings to be included. Also agreed that there could be a request in the next newsletter for residents to nominate suitable buildings.

There was a discussion about whether this should include landscape items such as the fort at Oversley Green as recorded in the Warwickshire County Council Historic Environment Record.

Agreed that the Town Clerk will invite an officer from the Conservation Team at SDC to advise on the creation of a local list and also on the SDC schedule for the review of the Conservation Area.

5. Next steps

Next meeting to deal with issues raised in previous meetings where information or updates had been requested. Colleen Chester has drafted a list which she will send to the Town Clerk.

The Civic Society is meeting on 10th September to discuss car parking and Ian Greig will report back on progress at the next meeting.

6. Date of next meeting

Tuesday 1 October at 10.30am at Globe House