



Have your say

on the
**Alcester Neighbourhood
Development Plan**



Summary Document

Pre-Submission Consultation Version

Consultation responses welcomed between
29 September - 16 November 2018



Introduction

Saturday 29 September marks the start of a consultation in which we are inviting all residents to give us feedback on the draft Alcester Neighbourhood Development Plan (ANDP). Responses will be welcomed between 29 September and 5pm on 16 November 2018. Responses received after that period will not be counted. We want to hear what you think about the draft ANDP and its emerging policies. This plan is not finalised and there are still plenty of opportunities for you to have your say.

This document provides a summary of the Pre-Submission Consultation Draft of the Alcester Neighbourhood Development Plan. It sets out what each policy is trying to achieve. We hope that you will take the time to read this summary and then have a look at the full draft ANDP which is available on the Town Council website (www.alcester-tc.gov.uk) or in hard copy at the Town Council Office, and in the Library.

What is the Alcester Neighbourhood Development Plan?

Neighbourhood Development Plans are led by the local community for the local community. The Alcester Neighbourhood Development Plan is a way for our community to influence the planning system within the town area over the next 13 years.

Neighbourhood Development plans are powerful! They can shape the way we approach planning and development and deal with a wide range of social, economic and environmental issues. They allow local people to provide input into the types of development that the community want.

The plan must pass through further rounds of consultation, an independent examination and finally a referendum to determine whether or not it should be used. The finalised document will form part of the statutory planning framework used to determine planning applications in Alcester's Neighbourhood Development Plan area, truly devolving power to the community level!

The photograph on the front cover of this document is reproduced with kind permission of Will Tudor.



How we developed the draft ANDP

A series of consultation events and questionnaires have been used to gather the views and aspirations of the community, key businesses and organisations.

A Neighbourhood Development Plan Steering Group was established to take forward the production of the ANDP. The key findings of consultation and baseline research pointed to a number of key issues which the community and the Steering Group felt the Neighbourhood Development Plan needed to address.

The policies within the draft ANDP seek to specifically address these key issues and objectives. The draft ANDP deals with key aspects of life in Alcester: Housing and Built Environment; Economy; Transport and Infrastructure; Community, Leisure and Well-being; and the Natural Environment. There are existing planning policies at national and district council level and the ANDP does not contradict or alter these but adds local policies pertinent to Alcester.

Have your say!

You can share your feedback on the draft ANDP by filling out the questionnaire on the last page of this document and returning it to the Town Council Office at Globe House or pop it in one of the drop off boxes at the Library, St Nicholas Church or Alcester Primary Care Centre. If you would like more than one copy of the questionnaire, these can be obtained from the Town Council Office. Alternatively, you can access the same questionnaire online at www.alcester-tc.gov.uk

You can also write a more detailed response and post it to the Alcester Neighbourhood Development Plan Steering Group, c/o Alcester Town Council, Globe House, Priory Road, Alcester, B49 5DZ or email administration@alcester-tc.gov.uk. Responses must include your name and address.

All comments must be received by 5pm on Friday 16 November 2018.

A full glossary of terms used throughout this summary is available in the full draft ANDP.

Remember it's your plan! It's important that you have your voice heard.

N.B. We've put some questions in boxes at the end of each section to help in offering your thoughts and feedback on the plan.



Vision and Objectives

“In 2031 Alcester will be an attractive, thriving rural town with a valued historic character, located in a beautiful natural environment, offering a wide range of quality housing, good opportunities for business and local employment, a learning environment for all ages and excellent community and recreational facilities.”

The following 12 objectives aim to support the Alcester Neighbourhood Development Plan Vision:

1. Provision of a range of housing types to meet community needs, whilst protecting the town's character.
2. Safeguarding the quality of the built environment and heritage assets.
3. Promoting and protecting economic activity and job opportunities.
4. Supporting education.
5. Promoting tourism.
6. Accessibility for pedestrians, cyclists and disabled persons.
7. Access to the latest communication technologies.
8. Promoting and enhancing community and leisure facilities.
9. Maximising use of our green spaces.
10. Promoting an active and healthy community.
11. Protecting the green landscape, green spaces and rivers and bio-diversity.
12. Improve and maintain flood resilience.

Do you agree with the overall vision and objectives for the plan?

Are there any important issues that have not been considered as part of the overall objectives?



Housing and Built Environment

Policy HBE 1 – Residential Development

Proposals for new housing within the Built-up-Area Boundary will be supported provided they meet other policies in this Plan. Community led schemes and key-worker schemes will be encouraged. Development in the countryside outside the Built-up-Area will only be allowed if it meets criteria in national policies.

Policy HBE 2 – Local Needs Housing

Where there is an unmet local need (e.g. local people needing affordable housing), but there are no suitable sites in the Built-up-Area Boundary, development will be permitted on small sites adjacent to the Boundary. Arrangements to ensure continuing affordability will be expected. If developers can prove that 100% local needs housing is not viable, then an element of market housing may be included to facilitate the delivery of affordable homes.

Policy HBE 3 – Housing mix

This policy seeks to ensure that larger developments contain a mix of housing to meet Alcester's needs, as shown in the latest Housing Needs Survey. The policy says 45% of homes should have one or two bedrooms, 40% 3 bedroom, and 15% 4+ bedrooms. In relation to affordable housing the mix is 20% 1 bedroom, 40% 2 bedroom, 35% 3 bedroom and 5% 4+ bedroom homes. The requirement for affordable housing will continue to be monitored.

Policy HBE 4 – Bungalows

Proposals for bungalows will be strongly supported. On larger developments, 10% should be bungalows.

Policy HBE 5 – Healthy living

This policy seeks to ensure that all developments protect occupants' health and the wider environment. This includes maximising natural light and heat, and providing ventilation. Larger developments will be required to show how nationally published healthy living criteria will be met.

Policy HBE 6 – Specialist provision

Proposals for specialist accommodation will be supported, particularly those which are for local people with special needs of all ages, not solely the elderly.

Policy HBE 7 – Electric car charging points

The Government is assessing if new houses should have charging points but including this as a policy means that we are encouraging and supporting residents wishing to drive electric vehicles.



Policy HBE 8 – Renewable energy

Developments relating to the production of renewable energy will be supported if they produce a benefit to the community and respect our local area and do not cause undue nuisance.

Policy HBE 9 – Development design

With this policy we are seeking to ensure that all development in Alcester is of high quality and well designed.

Policy HBE 10 – Responding to local character

This policy requires developers to show how their development contributes to the character of the town. In particular any development must not have an adverse impact on our Heritage Assets such as Listed Buildings or the Conservation Area.

Policy HBE 11 – Space between buildings, signage, and lighting

Developments should establish a high quality environment including ensuring routes and spaces are well lit.

Policy HBE 12 – Heritage Assets

Developments which are within Alcester’s Conservation Area or affecting a Listed Building will only be supported if it conserves or enhances them.

Do you agree with the proposed housing mix and the need for bungalows?

Do you agree that the ANDP should support renewable energy development proposals?



Economy

Policy EC 1 – Development within the Town Centre

This policy seeks to enhance and support the vitality of the Town Centre, supporting proposals for new shops, offices, hospitality and tourism or extensions to them. Parking spaces must not be lost by development. Change of use at ground floor level to residential will be resisted unless it can be shown that the existing use is no longer viable.

Policy EC 2 – Supporting employment on brownfield sites

This policy supports retaining buildings that provide employment and encourages development involving companies in knowledge based and other high-value-added sectors.

Policy EC 3 – Supporting business start-up

This policy supports applications for space for small-scale businesses within the Built-up-area Boundary. Flexible units that can be adapted to meet the needs of new and small businesses will be supported. In new homes, home office space is also supported.

Policy EC 4 – Employment land change of use

This policy supports retaining land currently in employment use. Change to residential use will be resisted unless it can be shown that continued business use is no longer viable.

Policy EC 5 – Support for commercial development

Proposals in the Built-up-Area that demonstrate local benefit and which support the use of the local workforce, products or supply chain will be supported. Proposals for retail development outside the Town Centre will only be supported if the impact to the Town Centre vitality is not adversely affected. Proposals which include conferencing and meeting facilities will be supported, as will low cost business space suitable for small enterprises and start-ups.

Policy EC 6 – Education and childcare provision

Development proposals for new, or extensions to, education and childcare facilities will be supported subject to them having adequate parking provision.

Policy EC 7 – Further Education support

Development proposals for tertiary education, adult education, apprenticeship training, general learning facilities and childcare facilities will be supported subject to them having adequate parking provision and good links to public transport and footpaths and cycleways.



Policy EC 8 – Tourism

This policy supports development proposals which increase and improve tourist attractions and accommodation in the town. Proposals which enhance visitor enjoyment of Alcester’s natural environment and historical sites will also be supported.

Do you agree with support for commercial development?

Do you support the encouragement of tourism in Alcester?

Transport and Infrastructure

Policy TI 1 – New development and connectivity

New major developments must be fully accessible providing links to existing footpaths, cycle ways and bridleways with clear signposting. In helping to reduce car journeys developers may also have to liaise with local transport providers.

Policy TI 2 – Telecommunications

New and enhanced telecommunications developments will be supported provided that any emissions are at safe levels, interference with existing equipment is avoided, impact on surroundings and buildings is minimised and redundant equipment is safely removed.

Policy TI 3 – High Speed Broadband

All new commercial and residential development will be expected to include the necessary infrastructure to allow future connectivity at the highest speeds available.

Do you support improvements to public rights of way?

Do you agree that the ANDP should promote improved infrastructure?



Community, Leisure and Well-being

Policy CLW 1 – Community and leisure facilities

Development proposals which enhance and improve existing community and leisure facilities (indoor and outdoor) will be supported, providing they meet a need, are sustainable and are compatible with the existing neighbourhood. The loss or partial loss of existing community facilities will be resisted unless it can be shown that there is no prospect of them being brought back into use.

Policy CLW 2 – Enhancing access and utilisation of green spaces

Alcester contains many green spaces and any development which improves access to them and their recreational usage will be supported, provided it is consistent with retaining biodiversity.

Policy CLW 3 – Health provision

Any development which would create or enhance facilities for supporting or improving people's mental or physical health will be supported.

Policy CLW 4 – Allotments and growing spaces

Alcester has several well used allotment sites. This policy seeks to protect those and support proposals for new allotments and growing spaces providing there is no adverse impact on the neighbourhood. New dwellings should provide sufficient space for homeowners to grow their own food.

Policy CLW 5 – Protecting against air, noise, water and light pollution

This policy requires development proposals to demonstrate measures to minimise the impact of these types of pollution.

Do you support the focus on improving and enhancing community facilities?

Do you agree that facilities for supporting mental and physical health should be promoted?

Natural Environment

Policy NE 1 – Trees, hedges and landscaping

This policy expects developers to retain mature trees and hedges and where possible incorporate new native tree and hedge planting of a suitable size and species.

Policy NE 2 – Biodiversity

In Alcester's natural landscape there is a diversity of species. This policy requires developers to retain existing ecological networks and encourages them to contribute to new habitats.

Policy NE 3 – Local Green Spaces

Alcester has many green spaces. This policy puts forward a list proposing that they formally become "Local Green Spaces" and thereby affording them greater protection from future development.

Listed are:

LGS 1 Westbury Park

LGS 2 River Arrow Nature Reserve

LGS 3 Abbey Field

LGS 4 Priory Meadow

LGS 5 Jubilee Fields

LGS 6 Oversley Wood

LGS 7 St Mary's Park, Kinwarton

LGS 8 Hopkins Precinct Play Area

LGS 9 Bleachfield Street Play Area

LGS 10 Collins Way Play Area

LGS 11 Moorfields Park

LGS 12 Gas House Lane Recreation Ground

LGS 13 Alcester Town Cemetery

LGS 14 Whitehall Farm Green Space

LGS 15 Bleachfield Street North Allotments

LGS 16 Bleachfield Street South Allotments

LGS 17 Allimore Lane Allotments

LGS 18 School Road Allotments

LGS 19 Eclipse Road

Policy NE 4 – Safeguarding rivers and ponds

Development will be expected to safeguard existing rivers, streams and ponds within and adjacent to development sites. Development proposals which adversely affect existing rivers, streams and ponds will be resisted.

Policy NE 5 – Protecting Valued Landscapes

There are beautiful views in Alcester both within the town and across the countryside. This policy seeks to conserve them from any significant adverse impact resulting from new development (such as distracting from or obstructing views).

Policy NE 6 – Mitigating and preventing increased flood risk

Many properties in Alcester have suffered flooding in the past. This policy states that future development must not increase the risk and appropriate flood assessments must be made. The use of sustainable drainage systems and permeable surfaces will be expected where appropriate and the re-use and recycling of water will be encouraged.

Do you agree with the list of proposed Local Green Spaces?

Do you agree that important views in Alcester and across the countryside should be protected?



ALCESTER NEIGHBOURHOOD DEVELOPMENT PLAN QUESTIONNAIRE



Please complete this to let us know if you agree with our draft policies.

HOUSING AND BUILT ENVIRONMENT

	Agree	Disagree
Policy HBE 1 - Residential Development	<input type="radio"/>	<input type="radio"/>
Policy HBE 2 - Local Needs Housing	<input type="radio"/>	<input type="radio"/>
Policy HBE 3 - Housing mix	<input type="radio"/>	<input type="radio"/>
Policy HBE 4 - Bungalows	<input type="radio"/>	<input type="radio"/>
Policy HBE 5 - Healthy living	<input type="radio"/>	<input type="radio"/>
Policy HBE 6 - Specialist provision	<input type="radio"/>	<input type="radio"/>
Policy HBE 7 - Electric car charging points	<input type="radio"/>	<input type="radio"/>
Policy HBE 8 - Renewable energy	<input type="radio"/>	<input type="radio"/>
Policy HBE 9 - Development design	<input type="radio"/>	<input type="radio"/>
Policy HBE 10 - Responding to local character	<input type="radio"/>	<input type="radio"/>
Policy HBE 11 - Space between buildings, signage and lighting	<input type="radio"/>	<input type="radio"/>
Policy HBE 12 - Heritage Assets	<input type="radio"/>	<input type="radio"/>

ECONOMY

Policy EC 1 - Development within the Town Centre	<input type="radio"/>	<input type="radio"/>
Policy EC 2 - Supporting employment on brownfield sites	<input type="radio"/>	<input type="radio"/>
Policy EC 3 - Supporting business start up	<input type="radio"/>	<input type="radio"/>
Policy EC 4 - Employment land change of use	<input type="radio"/>	<input type="radio"/>
Policy EC 5 - Support for commercial development	<input type="radio"/>	<input type="radio"/>
Policy EC 6 - Education and childcare provision	<input type="radio"/>	<input type="radio"/>
Policy EC 7 - Further Education support	<input type="radio"/>	<input type="radio"/>
Policy EC 8 - Tourism	<input type="radio"/>	<input type="radio"/>

TRANSPORT AND INFRASTRUCTURE

Policy TI 1 - New development and connectivity	<input type="radio"/>	<input type="radio"/>
Policy TI 2 - Telecommunications	<input type="radio"/>	<input type="radio"/>
Policy TI 3 - High Speed Broadband	<input type="radio"/>	<input type="radio"/>



COMMUNITY, LEISURE AND WELL-BEING

	Agree	Disagree
Policy CLW 1 - Community and leisure facilities	<input type="radio"/>	<input type="radio"/>
Policy CLW 2 - Enhancing access and utilisation of green spaces	<input type="radio"/>	<input type="radio"/>
Policy CLW 3 - Health provision	<input type="radio"/>	<input type="radio"/>
Policy CLW 4 - Allotments and growing spaces	<input type="radio"/>	<input type="radio"/>
Policy CLW 5 - Protecting against air, noise and water and light pollution	<input type="radio"/>	<input type="radio"/>

NATURAL ENVIRONMENT

Policy NE 1 - Trees, hedges and landscaping	<input type="radio"/>	<input type="radio"/>
Policy NE 2 - Biodiversity	<input type="radio"/>	<input type="radio"/>
Policy NE 3 - Local Green Spaces	<input type="radio"/>	<input type="radio"/>
Policy NE 4 - Safeguarding rivers and ponds	<input type="radio"/>	<input type="radio"/>
Policy NE 5 - Protecting Valued Landscapes	<input type="radio"/>	<input type="radio"/>
Policy NE 6 - Mitigating and preventing increased flood risk	<input type="radio"/>	<input type="radio"/>

Please explain here your reasons for disagreeing with any of the policies or additional ones you would like to add:

Please return this questionnaire by 16 November 2018 to:

Alcester Neighbourhood Development Plan Steering Group, Alcester Town Council,
Globe House, Priory Road, Alcester, B49 5DZ or drop it into one of the collection
boxes at the Library, St Nicholas Church or Alcester Primary Care Centre or
email: administration@alcester-tc.gov.uk