



Our Alcester

Working together

AN ALCESTER NEIGHBOURHOOD PLAN STEERING GROUP MEETING WAS HELD ON TUESDAY 18 DECEMBER 2018 AT 10.30AM AT GLOBE HOUSE, PRIORY ROAD, ALCESTER

Present

Mrs W Mills (Chair), Cllr J Bunting, Mrs V Lowe, Mr A Mann, Mr J Mattocks, Mr I Greig, Mr B King and Mrs S Juned

In attendance

Ms Sarah Duran, Assistant Town Clerk

PUBLIC PARTICIPATION AT DISCRETION OF CHAIR

None

1. Apologies

Cllrs A Foster, Y Morrison, C Neal-Sturgess, C Brannigan, Mr N Pearce, Mr D Rose, Mrs N Knapman,

2. Declarations of Interest- None

3. Minutes of last meeting- Approved

4. Matters arising

- EC7- Cllr Neal-Sturgess- Provided improved explanation of FE opportunity/references
- NE6- Mr A Mann- Waiting on meeting tomorrow with Environment Agency as to improved wording for a better explanation of the impact of discharge of surface water north of Gunnings Bridge on flooding
- NE5- Mrs S Juned and Mr J Bunting- Provided descriptions and rationale as to value to the community for the six Valued Landscapes. Mrs Mills to combine text and edit contributions.
- HBE1- Advice sought from Mr N Pearce on strengthening the wording for the number of storeys acceptable in residential development- suggested "...buildings heights should not normally be higher than 3 storeys..." indeed, the policy HBE10 responding to local character should be sufficient to cover this point without specifying a limit on building heights.
- HBE12- Following a comment about splitting this policy, Mr Pearce's advice was to leave as is.
- Non-designated assets- SDC were contacted and there is currently no resource available to list these. It was agreed that as there are very few non-designated assets outside the Conservation Area, that this could be added as a Project.

5. For consideration:

The objective of this morning was to review further comments received from the Reg 14 Public Consultation and agree actions.

Further comments have been received from:

- Stansgate on behalf of Ragley Estates- Issues with LGS 15 & 17 as already protected by SDC Core Strategy CS25. LGS 15 is also afforded protection by the Green Belt and for LGS 17 there were concerns with visibility of the site and therefore its contribution to character and distinctiveness. Mr Pearce rebutted both comments. Agreed to leave both sites in LGS list.
- Stansgate on behalf of Graftongate- EC5- Mr Pearce agreed rewording necessary

- Stansgate on behalf of Mr & Mrs Wythes (Triangle of land north of Allimore Lane)- Suggestion that BUAB be extended- rebutted as HBE2 supports. HBE1- should be amended but Mr Pearce disagreed as suggested amendment would then be in conflict with both the Core Strategy and the NPPF. HBE2- Agreed that the definition of affordable housing should be reworded.
- Framptons on behalf of Gallaghers- HBE1- Unhappy with the lack of site allocations, HBE3 housing mix (but in fact this is in line with the Core Strategy) and HBE4 requirement for bungalows- would prefer ground floor flats. Mr Pearce disagreed with all comments but suggested adding a comment to HBE4. TI1- Comment that this policy conflicts with CS26 & 7- Mr Pearce disagrees.

SDC- Summary sheet of comments circulated ahead of meeting and points 1-11 considered.

- Point 6- Agreed to redo Environment Agency Flood Map to show wider area
- Point 8- Having taken advice from SDC and Mr Pearce, it was agreed that Valued Landscapes 4 & 5 would be deleted as the views are from outside the parish boundary. However, the photos will be used/cross referenced from an Appendix to illustrate the setting of the town in HBE10.

Other SDC outstanding issues for consideration were resolved as follows:

- Policy HBE 5 (Healthy Living) requires submission of Air Quality and Overheating Risk calculations for all development. SDC suggest that this is too onerous for minor development and should only apply to developments over 10 houses. Mr Pearce concurs-agreed.
- Historical information- SDC suggest that the first four paragraphs should be deleted as they are too detailed and not relevant to the NDP. Disagree- leave in.
- Policy HBE 2 (Local Needs Housing)- SDC suggest that the second bullet point should be deleted. This requires local needs housing development to prove that no suitable site is available within the BUAB before developing outside the boundary. Agreed.
- Policy HBE 9 (Development Design) requires development to be well designed and "inclusive". It is unclear what was envisaged by the team that drafted this policy. Agreed to delete the word inclusive.

Other comments from the meeting:

- LGS 6- Oversley Green- Concerns as site may possibly be sold in the future- adequate protection? However, Mr Pearce, SDC and another comment from the public consultation sadly all agree that Oversley Green does not meet the Local Green Space criteria. It should be afforded protection by the Forestry Commission. It was agreed to add to and strengthen the wording in the intro as to importance and value as a nearby green space to Alcester. Also add a reference to the Environmental Report.
- Kinwarton- Is there any opportunity to incorporate the parish into Alcester in the future? ATC will consider making representations at the next Boundary Commission review, liaising with Kinwarton Parish Council.

Next steps- Various amendments are required which will either be done in house or by the graphic designer hopefully by early 2019. Once finalised the Submission version will go to SDC who will put the next stage of the process (examination) out to tender. CVs for NDP examiners will be received and at the next Steering Group meeting there will be an opportunity to review these and make a selection.

6. Budget

The NDP has used approximately £5K of the nearly £7K grant allocation to date. Costs were outlined. Next year's grant application would cover examination and the referendum costs. The Chair thanked Vanessa Lowe and Sarah Duran for their help and support.

7. Date and time of next meeting

TBC