

ALCESTER NEIGHBOURHOOD DEVELOPMENT PLAN

MODIFICATION PROPOSAL STATEMENT

MARCH 2026

PREPARED IN ACCORDANCE WITH REGULATION 15(1)(F) OF THE NEIGHBOURHOOD PLANNING REGULATIONS 2012 (AS AMENDED)

1. Introduction

1.1 As a 'Qualifying Body', Alcester Town Council ("the Town Council") proposes to modify the made Alcester Neighbourhood Development Plan ("the Made Plan") of July 2021.

1.2 This Statement will be published as part of the Submission version of the proposed modified Neighbourhood Plan ("the Modified Plan") for examination alongside the Basic Conditions Statement and a Consultation Statement, in accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended).

1.3 Regulation 15(1)(f) of the amended 2012 Regulations requires that:

"in relation to a modification proposal, a statement setting out whether or not the qualifying body considers that the modifications contained in the modification proposal are so significant or substantial as to change the nature of the neighbourhood development plan which the modification proposal would modify, giving reasons for why the qualifying body is of this opinion".

1.4 This Statement serves this purpose and notes the following additional requirements in the Planning Practice Guidance (PPG):

- *the qualifying body must (at the pre-submission publicity and consultation stage and when the modified plan is submitted to the local planning authority) state whether they believe that the modifications are so significant or substantial as to change the nature of the plan and give reasons*
- *the local planning authority must (when sending the modified plan to the independent examiner) state whether they believe that the modifications are so significant or substantial as to change the nature of the plan and give reasons. The local planning authority must also submit a copy of the original plan to the independent examiner*
- *the qualifying body must decide whether to proceed with the examination after the examiner has decided whether the modifications proposed change the nature of the plan*

1.5 The Modified Plan is considered by the Town Council to be more than just a minor update but although its proposals represent material modifications to the Made Plan, they are not 'so significant or substantial as to change the nature' of the Made Plan.

1.6 In accordance with the requirements of the PPG as stated above, this statement therefore sets out the background reason for this modification, describes the modifications and explains why the Town Council as the Qualifying Body considers the modification of the Plan does not change its nature.

2. Background

2.1 The Made Plan covers the period 2011 – 2031. The designated neighbourhood area covers the same area as the Town Council. On 12 July 2021 it was agreed by Stratford-on-Avon District Council (SDC) to 'make' the Neighbourhood Plan, following a successful referendum.

2.2 The Town Council has been active in monitoring the implementation of the policies by SDC in its determination of planning applications. For the most part it considers that the policies have been correctly and successfully applied in approving and refusing applications that confirm or conflict with the policies respectively. However, it considers that some policies warrant modification to aid their more effective implementation.

2.3 The Town Council is mindful of the changing housing land supply and delivery position in the SDC area and of how this may lead to significant unplanned development proposals being granted planning permission if the weight of the relevant development plan is weakened. However, the town of Alcester has limited development opportunities due to the existing built up nature of the town, the Green Belt, the two rivers and multiple scheduled monuments. The Made Plan did not make any housing allocations for this reason and there is no proposal to change this in the Modified Plan.

2.4 The Town Council will consider a review of the Modified Plan once the Local Plan is more advanced.

2.5 A Strategic Environmental Assessment (SEA) Screening Opinion has been carried out, which is enclosed within the submission bundle. This has concluded that the Modified Plan is unlikely to have any significant environmental effects and therefore will not require a Strategic Environmental Assessment.

3. The Proposed Modifications

- 3.1 The proposed modifications to the Made Plan are set out in the Appendix to this Statement.
- 3.2 The Town Council considered the proposed modifications at its Full Council meeting on 7 October 2025 and agreed to conduct a pre-submission consultation on the proposed modifications in accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012.
- 3.3 The majority of the proposed modifications are simply to update the document. These include updated references for the NPPF, the Census 2021, other evidence sources and in some cases updating references to projects in Alcester which have now been completed.
These modifications are not considered to be material.
- 3.4 There are minor wording changes to a number of policies to improve them as a result of experience of the existing policies being applied in planning applications or at the suggestion of consultees to the Regulation 14 consultation.
These modifications are not considered to be material.
- 3.5 The proposed modifications include a statement that the Modified Plan will cover the period from 2025 to 2035. This period has been chosen to move the start and end date forward by the same amount, but pending adoption of the South Warwickshire Local Plan, not as far as 2050.
This modification is considered to be material but does not change the nature of the Made Plan.
- 3.5 The proposed modifications include the addition of eight new Local Green Spaces. Six of these were omissions from the Made Plan which are now corrected in the Modified Plan. The other two new Local Green Spaces are the public open spaces created as part of a large housing development in Alcester which has been built out since the Made Plan. They did not exist in 2021 but are now deemed suitable for inclusion.
These modifications are considered to be material but do not change the nature of the Made Plan.
- 3.6 The proposed modifications do not include any new policies.

3.7 The Town Council considers that the proposed modifications are all consistent with the vision and objectives of the Made Plan.

3.8 The proposed modifications will ensure that the Alcester Neighbourhood Development Plan remains up to date and relevant.

4 Conclusion

4.1 In summary the Town Council considers that the proposed modifications will not, either on their own or in combination, change the nature of the Alcester Neighbourhood Development Plan.

APPENDIX TO THE MODIFICATION STATEMENT
ALCESTER NEIGHBOURHOOD DEVELOPMENT PLAN

March 2026

Page number/Section /paragraph number	Proposed amendments	Reason	Are the modifications material (Y/N)?	If the modifications are material do they change the nature of the plan (Y/N)?
Front cover	Date and period of the NDP.	Update.	Y	N – extension only required to give the Plan some longevity.
Throughout	NPPF paragraph numbers updated.	Update.	N	N/A
Throughout	Updated paragraph numbers as required.	Update.	N	N/A
Throughout	Updated page numbers as required.	Update.	N	N/A
Page 2	Updated to reflect the current review.	Update.	N	N/A
Page 4, Index	Update to remove policies where required.	Update.	N	N/A
Page 6, Introduction	Updated to reflect the current review.	Update.	N	N/A
Page 7, The Neighbourhood Plan Area	Updated to reflect the current review.	Update.	N	N/A
Page 9, The Plan Making Process	Updated timeline.	Update.	N	N/A

Page 11, Alcester Today	Updated to include latest information about the town.	Update.	N	N/A
Page 13, Vision Statement	End date of plan extended to 2035 Deletion of paragraph re 2017 Emerging Policies Document.	Update. No longer relevant.	N	N/A
Page 15, Section 6.1, para 6.1.3	Updated to include 2023 Housing Needs Survey.	Updated survey available.	N	N/A
Page 15, Policy HBE1	Addition of wording to encourage use of small sites for affordable housing.	Housing Needs Survey indicates affordable housing is in short supply and sites are limited so amendment encourages use of small sites.	Y	N
Page 17, Policy HBE1 Explanation	Updated information about housing supply.	Update.	N	N/A
Page 18, Policy HBE2	Addition of wording to ensure that the chartered surveyor is appropriately qualified and independent.	To improve operation of policy.	N	N/A
Page 20, Policy HBE4 Explanation	Updated census information.	Update.	N	N/A

Page 20, Policy HBE5	Policy reinstated following Reg 14 consultation.	Further references to relevant evidence added.	N	N/A
Page 21, Policy HBE6	Delete policy.	The issues referred to in this policy are now covered by other planning provisions and Building Regulations therefore the policy is not required.	Y	N
Page 21 Policy HBE7	Delete policy.	The issues referred to in this policy are now covered by higher level planning policies therefore the policy is not required.	Y	N
Page 22, Policy HBE8	Amend final paragraph to refer to Design for Homes "Building for a Healthy Life" which replace "Building for Life 12".	Update.	N	N/A
Page 24, Policy HBE9	Addition to require proposals to achieve Secured by Design Silver Level Certification.	This certification was not available when NDP was made. Recent experience of new build	Y	N

	Policy now requires developers to provide additional street furniture	developments in Alcester has shown the need for such street furniture.		
Page 28, Section 6.2 Economy	Updated information within the text.	Update to reflect current situation.	N	N/A
Page 28, Policy EC1	<p>Addition of wording to encourage reuse of commercial premises for uses which encourage the sustainability and attractiveness of the Town Centre.</p> <p>Addition of wording to support additional parking provision and improved signage.</p>	<p>To reflect current economic situation on the High Street and to ensure its sustainability.</p> <p>To reflect the fact that parking provision is limited in the town centre.</p>	Y	N
Page 31, Policy EC2	Addition of words relating to scale of proposals	To provide a more rounded policy	N	N/A
Page 31, Policy EC3	Delete paragraph about new developments requiring home office space.	This paragraph is no longer required because working from home is now more commonplace and residents use suitable space in other rooms if they	Y	N

		have no home office.		
Page 31, Policy EC4	Addition of words "ancillary and" to final paragraph.	To ensure that employment is the majority use of such sites.	N	N/A
Page 31, Policy EC5	Addition to require development outside the Town Centre to be accessible by public transport.	To ensure sustainability.	N	N/A
Page 32, Policy EC6	Addition to require new educational facilities to be accessible by public transport.	To ensure sustainability.	N	N/A
Page 34, Policy EC7	Addition to require new further and adult educational facilities to be accessible by public transport.	To ensure sustainability.	N	N/A
Page 34, Policy EC8	Addition to require new tourist attractions etc to encourage improvements to public transport.	To ensure sustainability.	N	N/A
Page 36, Policy T11	Wording to extend the policy to commercial developments.	To ensure sustainability.	Y	N

Page 37, Policy TI2	Preference included for underground rather than overhead cabling.	Since the NDP, a large number of telecoms companies have sought to install overhead cabling for broadband.	N	N/A
Page 37, Policy TI3	Delete policy.	This policy is now out of date and no longer required. Alcester now has superfast broadband availability.	Y	N
Page 38, Community Leisure and Well-being	Updating amendments	Update.	N	N/A
Page 39, Policy CLW1	Wording to identify a list existing community and leisure facilities	For clarification.	N	N/A
Page 39, Policy CLW2	Wording to include reference to access to Oversley Wood. Reference to cyclists	Since the NDP, access to Oversley Wood has been limited by the Forestry Commission. To ensure sustainability.	Y	N
Page 40, Policy CLW3	Wording added to ensure such facilities are accessible.	To ensure that any new premises is accessible.	N	N/A
Page 40, Policy CLW4	Deletion of first paragraph.	So as not to conflict with designation of existing allotment sites	N	N/A

		as Local Green Spaces.		
Page 41, explanation to policy	Reference to new allotments on housing development.	These allotments have been created since the NDP.	N	N/A
Page 42, Natural Environment	Updating amendments	Update	N	N/A
Page 42, Policy NE1	Replace "appropriate" and "possible" with feasible.	To improve the wording of the policy.	N	N/A
Page 43, Policy NE2	Wording to add a minimum % level for biodiversity net gain.	To add clarity.	Y	N
Page 43, Policy NE3	Addition of 8 new Local Green Spaces.	To identify and protect areas of land identified as valuable and important to the local community.	Y	N – the addition of these LGS is a natural extension to those identified in the original plan.
Page 46, Map 7 Local Green Spaces	New map to include 8 new Local Green Spaces.	For clarification.	Y	N – this amendment is required as a result of the new LGS
Page 50, Policy NE5	Various amendments to the wording of the policy to strengthen the value of this policy and to better relate to current policy.	Alcester has two rivers running through the centre of the town and flooding is an ongoing significant risk.	N	N/A
Page 52, Project 4	Delete project.	The redevelopment of The Greig Hall has been completed.	N	N/A

Page 53	New project – Natural Flood Management.	To encourage partnership working to ease flooding.	N – this is only a project and not a new policy.	N/A
Page 55, Appendix 1	Updated table to reflect latest housing commitments and completions.	Update.	N	N/A
Page 55-56,	New Appendix 2 to list Community and Leisure facilities	Update to provide further detail for policy CLW1.	N	N/A
Page 57, Local Green Spaces	Added descriptions for new Local Green Spaces	Update required due to additions in policy NE3.	Y	N – this amendment is required as a result of the new LGS
Page 61, Appendix 5 CIL Projects, Community Leisure and Wellbeing	Delete Project 4	This project has been completed.	N	N/A
Page 62, Appendix 5 CIL Projects, Natural Environment	Add reference to new Project re natural flood management	Update to include new project.	N	N/A