Alcester Neighbourhood Development Plan

2019

Submission Version

Planning for Alcester's Vision 2011 - 2031

This Neighbourhood Development Plan has been produced by a Steering Group consisting of volunteer residents and town councillors. All are keen to ensure that any future development respects the character of the town and that Alcester continues to be an attractive place in which to live, work and visit.

I would like to thank members of the Steering Group for their work and enthusiasm over the many months it has taken to follow the formal process in producing a Neighbourhood Development Plan. We have been extremely well supported by the Town Clerk and her staff at Alcester Town Council who devoted many hours helping to compile the document and administer meetings.

We have also benefitted from the expert advice of our consultant Neil Pearce from Avon Planning Services Ltd. Our thanks also extend to Craig Lippett from Lippett Creative, who designed and formatted the document; to Will Tudor for the cover photograph and to Liz Taylor, Spatial Information Officer, Stratford on Avon District Council for her assistance with most of the maps.

Finally, but most importantly, we would like to thank all the residents and businesses who completed the various questionnaires and consultations which were such a vital part in making sure that the policies in this document reflect community opinion on future development in Alcester.

Wendy Mills
Chair of Alcester Neighbourhood Development Plan Steering Committee

Contents

Index Of Neighbourhood Development Plan Policies

HOUSING AND THE BUILT ENVIRONMENT

Policy	Subject	Page No
Policy HBE 1	Residential development within the Built Up Area Boundary	15
Policy HBE 2	Local Needs Housing	17
Policy HBE 3	Housing mix	18
Policy HBE 4	Bungalows	19
Policy HBE 5	Specialist accommodation	19
Policy HBE 6	Healthy living	20
Policy HBE 7	Electric car charging points	21
Policy HBE 8	Renewable energy	21
Policy HBE 9	Development design	22
Policy HBE 10	Responding to local character	22
Policy HBE 11	Public Realm	24
Policy HBE 12	Heritage Assets	24

ECONOMY

Policy	Subject	Page No
Policy EC 1	Development within the Town Centre	28
Policy EC 2	Supporting employment on brownfield sites	31
Policy EC 3	Supporting business start up	31
Policy EC 4	Employment land change of use	31
Policy EC 5	Support for commercial development	31
Policy EC 6	Education and childcare provision	32
Policy EC 7	Further Education support	34
Policy EC 8	Support for new or improved tourist attractions and accomodation	34

TRANSPORT AND INFRASTRUCTURE

Policy	Subject	Page No
Policy TI 1	New development and connectivity	36
Policy TI 2	Telecommunications	37
Policy TI 3	High Speed Broadband	37

COMMUNITY, LEISURE AND WELL-BEING

Policy	Subject	Page No
Policy CLW 1	Community and leisure facilities development	39
Policy CLW 2	Enhancing access to and utilisation of open green spaces	39
Policy CLW 3	Health provision	40
Policy CLW 4	Allotments and growing spaces	40
Policy CLW 5	Protecting against air, noise, water and light pollution	41

NATURAL ENVIRONMENT

Policy	Subject	Page No
Policy NE 1	Trees, hedges and landscape features	42
Policy NE 2	Biodiversity	43
Policy NE 3	Local Green Spaces	43
Policy NE 4	Safeguarding rivers and ponds	44
Policy NE 5	Protecting Valued Landscapes and Important Views	44
Policy NE 6	Mitigating and preventing increased flood risk	50

Index Of Maps

1. Introduction

1.1 What is a Neighbourhood Development Plan?

1.1.1 Neighbourhood Development Plans were established under the Localism Act 2011 in order to give local people more say in the future of where they live.

1.1.2 Producing a Neighbourhood Development Plan gives local people the opportunity to shape development in their communities. It is a result of consultation with residents, businesses and landowners. This Neighbourhood Development Plan ("the Plan") aims to ensure that Alcester remains a great place to live, work and visit. At the heart of the Plan are 12 Objectives and 34 Policies, covering 5 topics: Housing and the Built Environment; the Economy; Transport and Infrastructure; Community, Leisure and Well-being; and the Natural Environment. These are local policies that anyone submitting planning applications must follow in order that future development respects the character of the town, is supported by adequate infrastructure and brings benefits to the community.

1.1.3 If approved by a local referendum, this Neighbourhood Development Plan will be adopted by Stratford-on-Avon District Council and thereafter the District Council must take into account these policies when making its planning decisions. There are also planning policies at National (The National Planning Policy Framework) and District Level (Stratford-on-Avon District Council's Core Strategy). This Plan has regard to national policies and is in general conformity with the strategic policies in the Core Strategy. It however adds local policies pertinent to Alcester.

1.1.4 The Plan also includes a number of projects which relate to matters which have been shown during consultation to be important to residents. Developers are sometimes required to make financial contributions for infrastructure and some of this money may be available for these projects. The Town Council therefore agrees to work towards these projects although delivery may be dependent on availability of funding and support from other tiers of local government.

1.1.5 The Plan covers the period up to 2031, which is consistent with the District Council's Core Strategy, and will be reviewed every 5 years.

1.2   The Neighbourhood Plan Area

1.2.1   The area covered by this Plan is the same as the administrative area of the Town Council and includes the town of Alcester and the settlements of Oversley Green, Kings Coughton and Alcester Heath. This is defined as the "Neighbourhood Area" and was approved by the District Council in January 2014. The area is washed over in pink on Map 1.

1.2.2   For the purposes of the Core Strategy, the District Council identified an Alcester Area Strategy. The area covered by this Strategy includes the Neighbourhood Area, plus part of the parishes of Kinwarton and Arrow with Weethley.

1.2.3   Alcester Neighbourhood Plan Steering Group has engaged with Kinwarton Parish Council to discuss producing a joint Neighbourhood Plan. However, Kinwarton has produced a Parish Plan instead which has been adopted by Stratford District Council.

1.2.4   Kinwarton parish has 1082 residents and according to its Parish Plan, identifies itself as a village rather than as part of the town of Alcester. Similarly Arrow with Weethley parish has only 226 residents and is a small hamlet.

1.2.5   The Steering Group decided that the interests of the differing communities were not the same and the Alcester Neighbourhood Plan therefore covers the defined area approved in 2014.

1.3   The Plan Making Process

1.3.1   There is a formal process set down in Neighbourhood Planning Regulations 2012 for producing a Neighbourhood Plan and its adoption.

1.3.2   Key to the process is community involvement and input. Since 2014 there have been a large number of consultations and surveys. The results of these consultations are available on www.alcester-tc.gov.uk

June 2014 - Alcester Grammar School students conducted a Stage 1 questionnaire

June 2014 – "Where we are now" leaflet distributed

August 2014 - Alcester Town Councillors went to 16 locations across the town with the 'Our Alcester Roadshow' undertaking Stage 2 surveys

October 2014 – Business Questionnaire distributed

Map 1 – Neighbourhood Area

Alcester Parish

© Crown copyright and database rights 2018
Ordnance Survey 0100031732
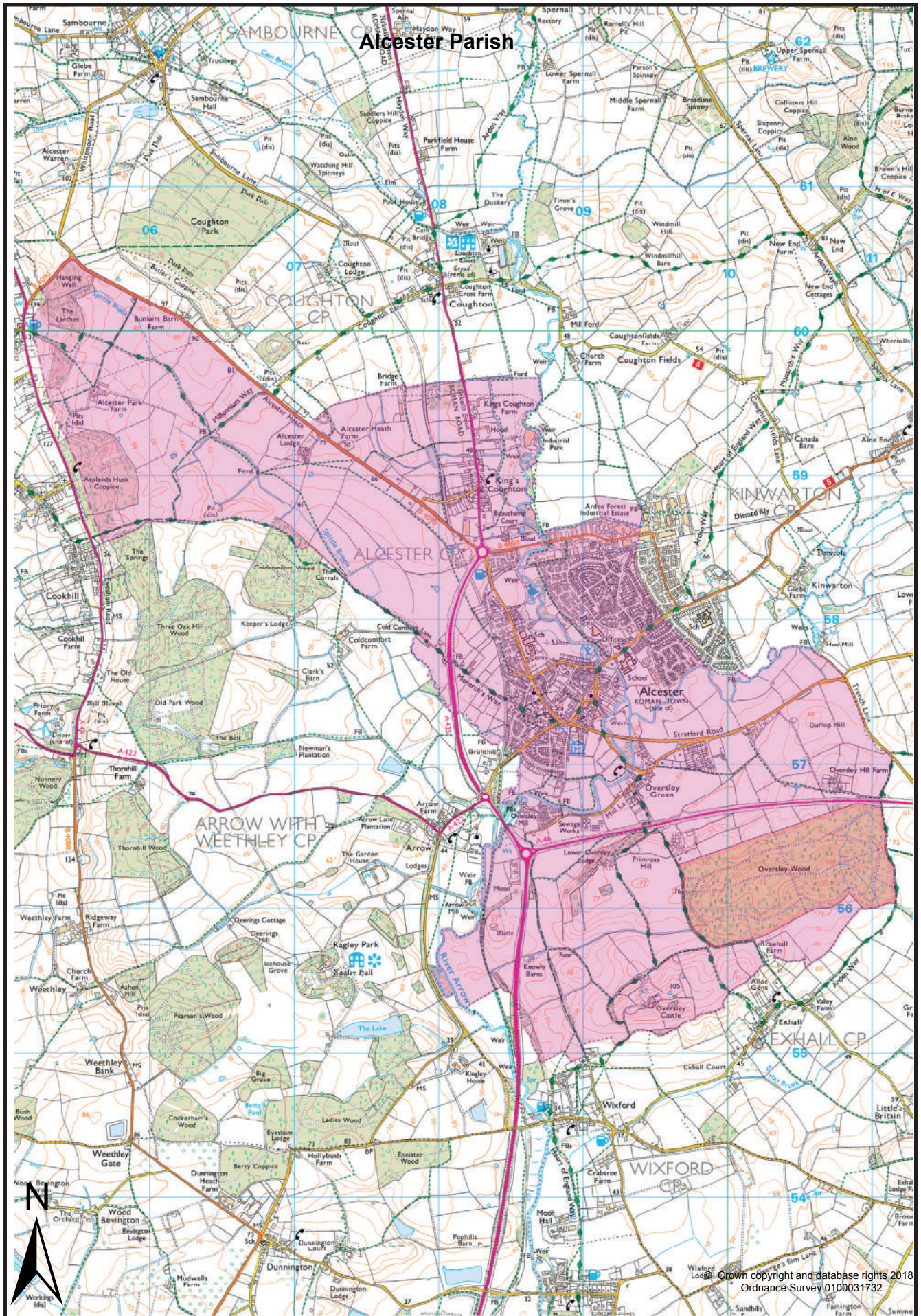
January 2015 – Older Persons' Questionnaire distributed

March 2015 - A Neighbourhood Plan Questionnaire was delivered to every household "the Household Questionnaire" and the results were published in the Town Council's summer newsletter

January 2017 – Exhibition in conjunction with Alcester Civic Society and Chamber of Trade regarding infrastructure issues

July 2017 - WRCC conducted a Housing Needs Survey for the Town Council

September 2017 - Emerging Policies Document was delivered to every household

February 2018 - A new Steering Group, consisting of residents, Town Councillors and business representatives all passionate about Alcester, met to take forward the production of the Plan with the help of a planning consultant.

September 2018- Regulation 14 Public Consultation. Analysis of the household and business questionnaires revealed support of over 90% of all but one policy. 81% supported policy HBE 2 Local Needs Housing

1.3.3   This version of the Plan, the Submission Version will be submitted to the Local Planning Authority for a further consultation to take place. The Plan together with all representations to the consultation will then be submitted for Independent Examination. If the Plan passes this scrutiny, possibly with further modifications, it will be put to the town's residents in a referendum. If that outcome is positive the Plan will then be adopted by the District Council and its policies will inform planning decisions.

1.3.4   Following the Plan's adoption there will also be enhanced Community Infrastructure Levy payments for upcoming local improvements to community facilities and infrastructure. Further, the Plan will stimulate action on several priority on-the-ground projects to make significant changes.

1.3.5   The Plan period will run concurrently with the Core Strategy until 2031. However, national and local planning policy is fluid and changes over time. Similarly, the evidence base underpinning this Plan can and will change over time. The Town Council therefore commits to regularly monitoring changes in national and local policy and the way in which the Neighbourhood Plan is implemented in planning decisions in the Neighbourhood area. A review of the Plan will likely be necessary every 5 years to ensure that the policies contained within it are effective and up to date and to reflect any reviews or updates of the Core Strategy.

2. Historical Information

2.1   In Roman times, Alcester (thought to have been called Alauna) was a walled town of some importance. Around 47AD a fort was built at the top of Primrose Hill. The town grew up on the lower ground, around a possible second fort west of Bleachfield Street which may have replaced the one on Primrose Hill. It was at a strategic location on the junction of two major routes. Ryknield Street (a later name - its Roman name, if it had one, is unknown) ran from Bourton-on-the-Water, on the Fosse Way to Gloucestershire, to Templeborough in South Yorkshire. A second road, later known as the Saltway, ran from Droitwich to Alcester and continued eastwards beyond Stratford on Avon. In the 2nd century AD, part of the town, roughly the area of the present historic core centred on High Street, Church Street and Henley Street was surrounded by a defensive rampart, which was replaced by a substantial stone wall in the 4th century. There were extensive suburbs to the south and west which remained outside the wall.

2.2   Roman control of Britain ceased around 410AD, after which occupation of the towns dwindled and, in most cases, ceased. Alcester was no exception. There is almost no evidence for activity in Alcester during the ensuing Anglo-Saxon period. A few metal items have been found, including a buckle, a brooch and a coin, and a very small amount of pottery recovered from the excavations in the town, but there is nothing to suggest occupation on any significant scale. Stories of a church synod in Alcester in 709AD, and visits by Saint Ecgwine and Saint Chad have been proved to be based on medieval forged documents and legend. It is not mentioned in the Domesday Book compiled after the Norman Conquest, probably because the manor was then in royal ownership.

2.3 The town was re-occupied in the medieval period, although exactly how and when this happened is unclear. Human skeletons, radiocarbon dated as very late Anglo-Saxon or early post-Conquest, were found near the site of Boteler's Castle to the south-west of the town. The Castle itself was built in the early 12th century; nothing of it is visible today. A 13th-century document describes Alcester as having been a free borough from the time of King Henry I (1100-1135), and it sent members to Parliament in 1275.

2.4 Alcester Abbey, a Benedictine monastery, was founded in 1138 by Ralph le Boteler, on a site just to the north of the town. Initially well-endowed, by the 15th century it was very run-down as a result, it appears, of negligent management by several abbots. Richard de Tutbury, the last abbot, resigned his office in 1467 when Alcester Abbey was demoted to the status of a priory and absorbed into Evesham Abbey. Its church was reported to be ruinous in 1515, and in 1536 the priory was one of the earliest closures under Henry VIII's Dissolution of the Monasteries. The site came into the ownership of the Greville family, who used it as a source of stone to rebuild their family seat of Beauchamp Court.

2.5 Alcester has been a market town since well before 1274, when the market is referred to in a document as being held there 'as in ancient time'. The Grade I Listed 17th-century Town Hall was originally built as the market house with an open ground floor. Fairs and markets continued until the 19th century, and the town also developed a range of industries, particularly needle manufacturing which lasted as late as the 1980s. The railway from Redditch to Evesham via Alcester was completed in 1868, with a further line from Alcester to Bearley opening in 1876, but both are now closed and dismantled. Since the Second World War considerable expansion has taken place around the historic core of Alcester, and the population of the parish, which was consistently between 2,000 and 2,500 from 1821 - 1931, rose to 3,424 in 1961 and 5,228 in 1981, reaching 6,273 in 2011.

2.6 Alcester possesses many historic buildings as well as the Town Hall. St Nicholas Church has a 14th-century tower; the nave and aisles were rebuilt in the 18th century, and the east end is 19th-century. The clock on the tower is in an unusual position on the south-west corner, so that it can be easily seen from the High Street. The church contains the tomb of the first Sir Fulke Greville, grandfather of Sir Fulke Greville, 1st Baron Brooke who, as well as being Lord of the Manor of Alcester, was Chancellor of the Exchequer from 1614 to 1621. Churchill House (Listed Grade II*) has an ornate brick frontage, with stone detailing and balcony, dating from 1688. There are numerous timber-framed houses and shops, including the Grade I Listed Malt House of c.1500, and many others which were re-fronted with brick in the 18th and 19th centuries. The Old Rectory and Acorn House, both Listed Grade II, are fine examples of large Georgian houses, and on the east side of Church Street is an elegant group of Georgian townhouses. Minerva Mill, a substantial factory built of red brick in the 1880s and Listed Grade II, is the most spectacular survival from Alcester's needle-making industry; it has been imaginatively converted to provide a variety of office accommodation from single-desks to self-contained office suites.

3.1 Alcester is an attractive and thriving rural town on the western side of Warwickshire, located at the confluence of the River Arrow and smaller River Alne. Whilst an attractive situation, over the years Alcester has been subject to flooding due to river levels increasing and surface water build-up. Flood prevention measures were implemented after severe flooding in 2007 but it remains a risk which further development must take into account. Please see Policy NE 6.

3.2 It is situated in a valley and little of the built environment can be seen when approaching from any direction. It benefits from many open green spaces with a variety of wildlife and habitats and several recreational areas. Oversley Wood comprises 230 acres of managed woodland and is one of the most popular recreation attractions. Access to the river corridor has been increased over recent years providing pleasurable walking areas.

3.3 Its population is just over 6,000 rising to around 8,000 if you include housing developments on the east side of the town which, for historical reasons, are in Kinwarton parish and the Neighbourhood Area.

3.4 It is a festival town with many events throughout the year attracting both residents and visitors. These events include Food Festivals, Duck Race, Pancake Races and a Summer Market. A bypass to the south and west reduces through traffic and facilitates closure of the High Street for these events.

3.5 There is a good community spirit with many active groups and organisations. Community facilities include the Lifestyles Sports Centre (comprising gym, multi-use courts and studios), the Town Hall, Guide and Scout Centre and the Jubilee Centre. The latter is a community centre which is also base to a Youth Club and Dementia Café. Local secondary schools also act as venues for some community activities and groups.

3.6 Residents value the large number of small independent shops concentrated in or adjacent to the High Street. There is also a small prestigious supermarket. Residents are concerned that the smaller shops are gradually being lost to other uses and, of course, the increased use of the internet for shopping is a threat to the vibrancy of every High Street. In the Town Centre there are a variety of cafes and traditional inns providing attractive places to eat and drink in an historic atmosphere. The town has a wide range of services, including primary and secondary schools, doctors, physiotherapists, hairdressers/beauty therapists, dentists, a library, Roman Museum, fire station and a primary care centre incorporating two GP practices.

3.7 Although Alcester supports a wide range of shops and services, its catchment is relatively small. It serves a range of communities, including the large village of Bidford-on-Avon for certain purposes, and neighbouring parts of Worcestershire. This is because the shopping areas of Stratford-upon-Avon and, to a lesser extent, Redditch and Evesham are not far away. The 2008 Stratford-on-Avon District Retail Survey revealed that for residents of the Alcester and Bidford-on-Avon area, the main destinations for principal food shopping is Stratford-upon-Avon (34%), Alcester itself (25%), Evesham (14%) and Redditch (10%). For non-food shopping, the dominant relationship is with Stratford-upon-Avon (33%), followed by Redditch (16%). A new Waitrose supermarket opened in 2008 and may have made a significant difference.

3.8 Whilst the bypasses have reduced through traffic, local traffic volumes have increased over time, partly due to extra housing and increased numbers of cars per household. Many residents travel to the town centre by car and parking is also required by shop staff, making parking sometimes difficult. The presence of three well-regarded secondary schools attracts pupils from a wider area and together with journeys to the primary schools there is a significant build-up of traffic at school start and finish times. Alcester is a 'Health and Well-being Town' so encouraging cycling and walking to reduce traffic and encourage healthy living are key objectives.

3.9 Alcester has a wide range of residential and non-residential buildings, both in terms of construction and age. Its historical background means that its central core comprises a Conservation Area containing numerous listed buildings, including the 17th Century Town Hall and St Nicholas Church. More modern developments are outside the Conservation Area. Whilst Alcester has grown rapidly over the last 50 years, the pace of construction has slowed in recent years. The town is surrounded by Green Belt and a Special Landscape Area and there are few new development opportunities within the town's boundaries; infill and brown field sites being the most likely development options.

3.10 Most industry is based on the well-established Arden Forest Industrial Estate, which overlaps into the neighbouring parishes of Kinwarton and Coughton and the high-technology innovation centre/business incubation units at Minerva Mill. The Alcester Town Plan 2007 found that local businesses experienced problems enlarging or relocating in Alcester due to a lack of available sites but outline planning permission has now been granted for land to the north of the Industrial Estate.

3.11 The town has a diverse economy with a wide range of jobs. According to the 2011 Census, 42% of its employed residents work within the town. The other dominant relationship in relation to workplace is with Stratford-upon-Avon (14%), whereas only 7% work in Redditch. In terms of those who work in the town, 58% live in Stratford District, while 17% live in Redditch Borough, 9% in Wychavon District and 5% in Birmingham/Solihull.

4. Key Issues

4.1 The Key Issues identified during the consultation are:

Retail
Retail offer and services in Alcester town centre should be improved and diversified.

Parking
Parking facilities in the town centre are insufficient at peak times.

Affordable housing
Make more appropriate provision for local people in Alcester.

Family homes
Make more provision for local people in Alcester.

Infrastructure
New housing development must have corresponding infrastructure improvements.

Road safety
New housing development must provide adequate road safety provision

Flooding
New development must not increase the risk of flooding elsewhere in the town

Medical services
Medical services in the town should be improved.

Community facilities
Community facilities in the town should be improved.

Primary school
Primary school facilities need to be improved.

Open space Facilities
Open space facilities should be improved.

Employment
Employment growth-provision should be made for this.

Valued landscape
Protection of the town's green belt and valued landscape.

Built heritage
Preservation and promotion of this valuable asset.

Key Issues - identified by Steering Group

Keeping up to date with technology

Support for tourism and visitors to the town

4.2 Whilst these Key Issues have been identified, some of them are the responsibility of other statutory authorities such as Warwickshire County Council, Stratford-on-Avon District Council and the NHS.

5.1 The following proposed Vision has been prepared for Alcester:

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 high quality housing, good opportunities for business and local employment, a learning environment for all ages and excellent community and recreational facilities

5.2 In September 2017 the Alcester NDP Emerging Policies Document was distributed to all households and, on request, to some businesses. Sixty-six papers were returned. Of those who responded 82% either agreed or strongly agreed with the Neighbourhood Plan Vision for Alcester. 80% either agreed or strongly agreed with suggested policies in this document relating to themes on Housing, Design and Heritage, Economy, Transport, Town Centre, Community Facilities, Leisure and Recreation and the Environment. 79% either agreed or strongly agreed with the Objectives outlined in the suggested policies.

6. Objectives and policies for the development of Alcester

6.1 Housing and the Built Environment

6.1.1 The Alcester Heritage Asset Map produced by Stratford District Council (Map 4) shows the Conservation Area, Listed Buildings and Scheduled Monuments in the centre of the town. Map 5 shows the heritage assets more broadly in the Neighbourhood Area. Stratford District Council published a Character Appraisal of the Conservation Area in 2008 and the Area has undergone little change since then. This Plan seeks to protect this historic heart of Alcester.

6.1.2 The visual impact of new development around the perimeter of the town in particular, needs to be carefully controlled. Alcester is a "Valley Settlement" and has nestled unobtrusively into the surrounding landscape for hundreds, if not thousands of years. Even today, after the most recent developments of 1960's-2000's, little of the built environment can be seen when approaching the town from any direction, including the roads and public footpaths. This is one of the most important elements of the distinctive and unique character of Alcester. It is therefore highly important that this character is maintained and enhanced. The fact that our town is surrounded by Green Belt and a Special Landscape Area should have a very strong influence on any new development, particularly around the edges of the town. High ground should be avoided, and tallest buildings sited at lower levels. Views into the town from the surrounding countryside must be carefully considered.

6.1.3 Oversley Green and Kings Coughton have not been given separate Built Up Area boundaries. They are both small communities washed over by Green Belt with very limited opportunities for development other than alterations to existing properties. In 2017 WRCC conducted a Housing Needs Survey and published a report in September 2017. This together with consultation via the 2014 Stage 2 Questionnaire, and the 2015 Household Questionnaire, form the basis for much of the evidence for the policies. Feedback on the Emerging Policies in 2017 showed that 79% of respondents agreed with the objectives and policies relating to providing the right mix and type of housing to meet the particular needs of Alcester, and the need to support and protect the Town's rural character and identity.

Objective A - Provision of a range of housing types to meet community needs, whilst protecting the Town's character.
To provide a range of housing types which meet the aspirations and needs of the whole community, ensuring safe and healthy living in a supportive, inclusive social environment, together with supporting infrastructure and facilities, whilst protecting and enhancing the character of the town and its surroundings.

Policy HBE 1- Residential Development within the Built-up Area Boundary
Proposals for new housing within the Built-up-Area Boundary, either by means of new build, or by converting, extending and/or redeveloping existing underused buildings, will be supported, provided the proposals satisfy other relevant policies in this Plan.

The Built-Up-Area Boundary as defined in the Core Strategy is shown on Map 2. For the avoidance of doubt, the sections which are within the parishes of Kinwarton and Arrow with Weethley and not included in the Neighbourhood Area are shaded blue.

Within the Built-up-Area boundary, community-led housing schemes and serviced plots for those wishing to build or commission their own housing will be supported.

Within the Built-up-Area boundary, schemes for key worker housing will also be supported.

All areas outside of the Built-up-Area Boundary are classed as countryside. New housing in the countryside will only be supported in accordance with the criteria in paragraph 79 of the NPPF and Policies AS.10 and CS.10 of the Core Strategy.

6.1.4 **Explanation**
Two major housing sites have been identified and allocated in the Core Strategy. They are Proposal ALC1 (up to 190 dwellings) and Proposal ALC2 (up to 160 dwellings), both between Allimore Lane and Birmingham Road and shown on Map 3. Outline planning permission has been granted for these on appeal in 2014 – reference APP/J3720/A/13/2202101 and APP/J3720/A/13/2205529. Reserved matters applications have been submitted and are pending determination under SDC application numbers 17/01084/REM and 17/1087/REM. No other sites were identified in the Core Strategy.

6.1.5 Given the restraints of the Green Belt, the Conservation Area, the river network and the Scheduled Monument sites, there is very little opportunity to develop in Alcester other than by infill within the Built Up Area Boundary.

6.1.6 Housing accommodation for key workers is required as Alcester is a relatively high-value area relative to many workers' pay. Average house prices in Alcester are £320k, which is 43% higher than the national average. This gives a high ratio of 12.8% private rented accommodation (Warwickshire Observatory). The report "Measuring Social Exclusion in Stratford-on-Avon District states "On the one hand, high house prices might be seen in a positive light as it reflects desirable places to live. But this is likely to have an impact for those people working in key occupations. The District is going to need a strong labour market for the care sector, for example, a lower paid occupation but it is unlikely that these jobs will be filled by many local people."

6.1.7 The Core Strategy (see para 6.2.22) refers to a requirement of about 530 homes, plus windfall development for the Alcester area (including the parish of Kinwarton) over the Plan period. To date permissions and commitments in the Alcester area amount to 554 (including 119 homes in the parish of Kinwarton).
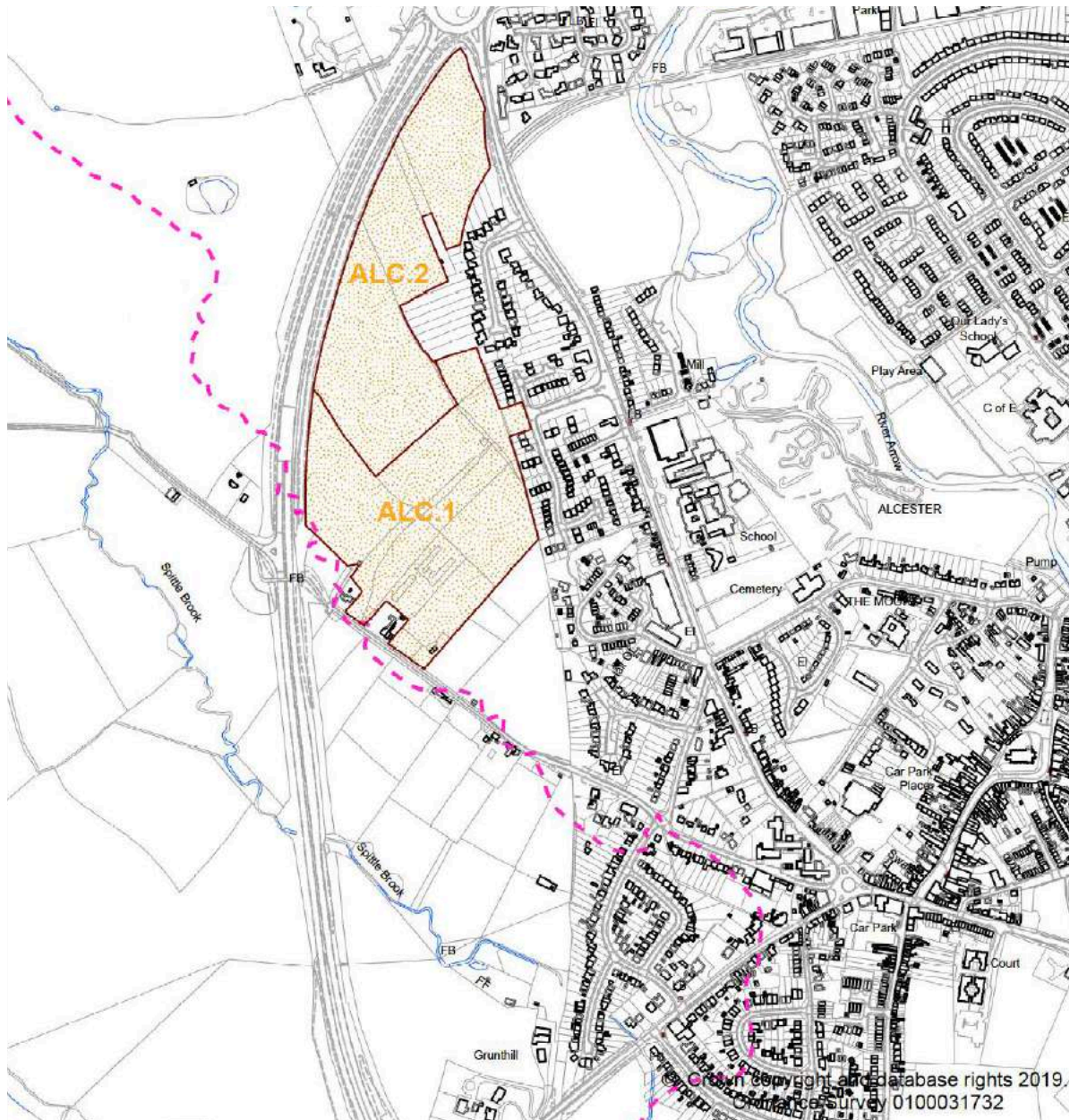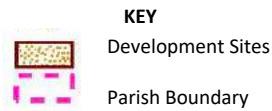
Map 2 – Built Up Area Boundary

KEY

Areas excluded from the Neighbourhood Plan

Built up Area as defined in the Core Strategy
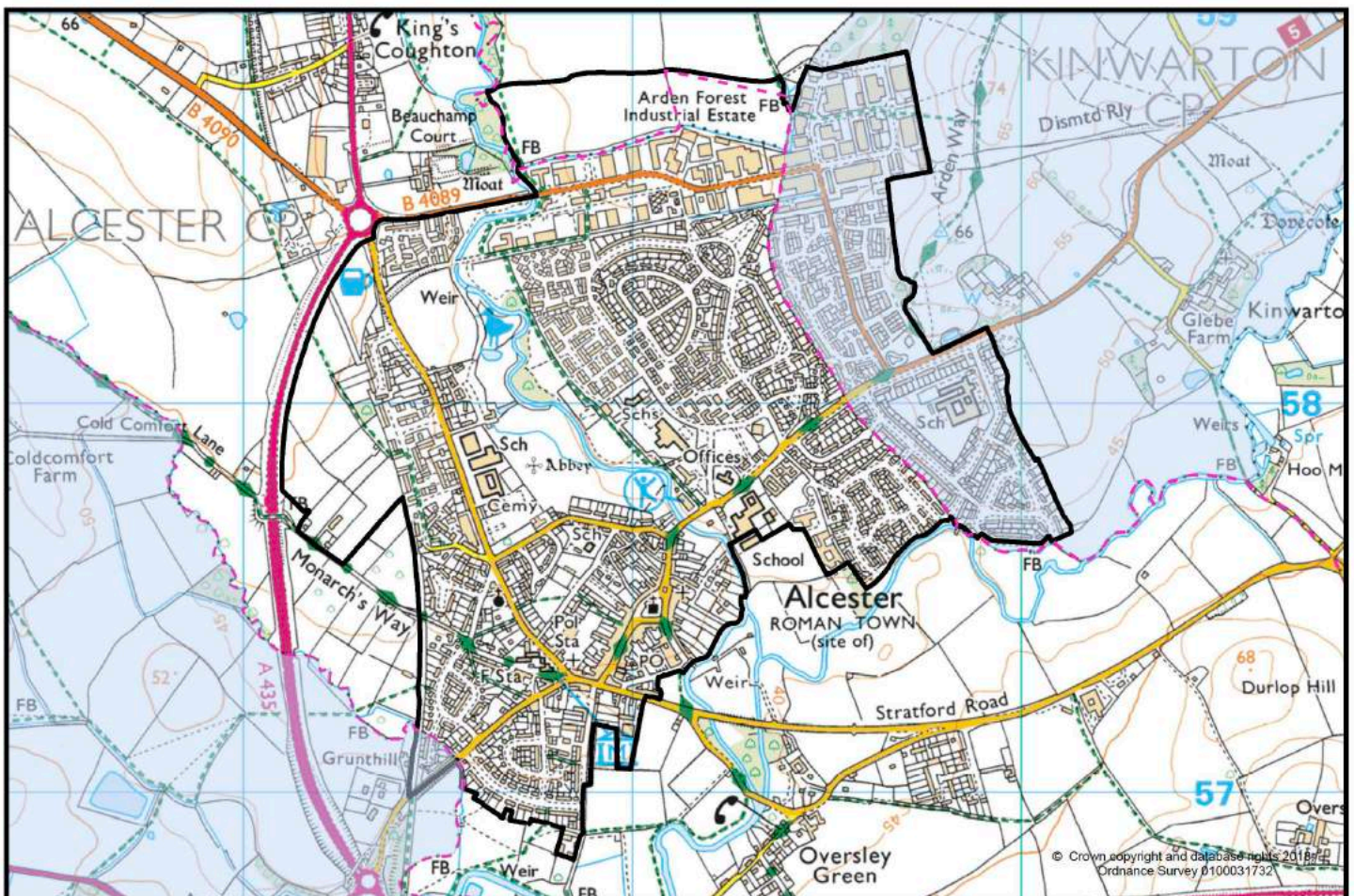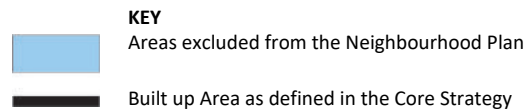
Alcester Built-Up Area Boundary

KEY

Development Sites

Parish Boundary

Policy HBE 2- Local Needs Housing

Local needs housing development will be supported on small sites beyond, but adjacent to the Built-up-Area Boundary where the following is demonstrated:

• There is a proven and as yet unmet local need, having regard to the latest Housing Needs Survey; and

• Secure arrangements exist to ensure the housing will remain affordable and available to meet the continuing needs of local people.

Where viability for 100% local needs housing provision cannot be achieved, an element of market housing may be included within a rural exception scheme, to provide sufficient cross-subsidy to facilitate the delivery of affordable homes. In such cases, promoters will be required to provide additional supporting evidence in the form of an open book development appraisal for the proposal containing inputs assessed and verified by a chartered surveyor.

For the purpose of local needs housing, a local connection is defined as the following:

- Born in the parish or whose parents were ordinarily resident in the parish at the time of birth
- Currently lives in the parish and has done for at least the past 12 months
- Used to live in the parish and did so for a continuous period of not less than 3 years
- Currently works in the parish and has done so for at least the past 12 months for an average of not less than 16 hours per week
- Currently has a close family member (ie mother, father, brother, sister, son, daughter) living in the parish and who has done so for a continuous period of not less than 3 years

Explanation

6.1.8 From the results of the 2014 Stage 2 Questionnaire, 73% of residents put affordable housing as their top priority.

6.1.9 From the 2015 Household Questionnaire, 84.8% agreed with the suggested policies supporting new housing to satisfy strategic local policy and to meet local housing need. 79.8% agreed that new housing development in Alcester should include provision for affordable homes and family homes to satisfy local needs.

6.1.10 Question 1 of the Housing Needs Survey 2017 asked respondents whether, in principle, they would "be in favour of a small development of affordable homes in Alcester specifically for people with a local connection to this parish". 84% responded yes .

6.1.11 Further comments from the Housing Needs Survey 2017 included:

"Alcester does need affordable homes because Alcester has become an expensive town to live in. I have lived in Alcester all my life and its getting very hard to afford even just the little things in life".

"The affordable homes should be available only to local people as otherwise it defeats the object of housing local people. In the past Alcester people have been on the housing list for Alcester and by passed due to someone outside of the area having more points".

Policy HBE 3- Housing Mix

Market Housing

Developments should reflect the housing mix in the table below or those in the most up to date published housing needs assessment at district wide or parish level. Developers will be required to justify developments which depart from this approach having regard to viability and the character of the area.

In order to meet the specific needs of the Neighbourhood Area, market housing will be provided with the following mix:

1-bed	2-bed	3-bed	4+ bed	Total
at least 10%	at least 35%	no more than 40%	no more than 15%	100%

Affordable Housing

Affordable housing will be provided in accordance with Policy CS.18 of the Core Strategy.

In order to meet the specific needs of the Neighbourhood Area, affordable housing will be provided with the following mix:

1-bed	2-bed	3-bed	4+ bed	Total
at least 20%	at least 40%	no more than 35%	no more than 5%	100%

The requirement for and provision of affordable housing within the Neighbourhood Area will continue to be monitored by the Town Council throughout the Plan period in order to ensure that the most up-to-date evidence is used to identify the current need. Such evidence will be used to inform the provision of affordable housing on qualifying sites.

Explanation

6.1.12 The 2011 Census for Alcester included the following tenure data: Social Rented in Alcester, at 21.2% is higher than national average (17.7%). Council rented in Alcester (2.2%) is less than national average (9.4%). Private rented/landlord in Alcester is 25.5% compared to the national average of 32.2%. We conclude that fewer private landlords and less council housing means more people turn to social housing (which is largely Orbit owned and managed), and this is further evidence of need for more affordable housing.

6.1.13 Evidence obtained from the Emerging Policies Survey and the Housing Needs Survey indicate that there is concern in Alcester regarding the need to provide small and affordable homes for sale or rent, to encourage young people to live in the town and to provide bungalows for older people to downsize.

6.1.14 Examples of comments received are:

"Any new development should include more affordable housing and bungalows- too many large houses have already been built which local people cannot afford" – comment received from respondent to Emerging Policies Survey 2017

"More housing for single professional/young people i.e 1 bed apartments and 2 bed houses" – comment received from respondent to Housing Needs Survey 2017

"Perhaps more single person dwellings suitable for the elderly or more sheltered accommodation" – comment received from respondent to Emerging Policies Survey 2017

6.1.15 The WRCC Housing Needs Survey Report for Alcester Town Council, (Sept 2017) identified a need for 71 homes in Alcester parish for households with a local connection, the majority of these being 1 or 2 bedroom residences. 41 of these required rented premises, 13, shared ownership and 17 owner occupation.

6.1.16 In addition, as at May 2018, it is noted that there were 256 households with an Alcester address on Stratford on Avon District Council's housing register (Homes Choice Plus).

Policy HBE 4- Bungalows

Proposals for the development of bungalows within the Built Up Area Boundary will be supported. Developments of 10 or more units within the Built Up Area Boundary (except specialist accommodation) should include at least 10% bungalows.

Explanation

6.1.17 Alcester's population is older than the national average. The 2011 Census for Alcester included the following age data: Alcester has 51.5% aged over 45 compared to 41.8 % nationally. Looking at over 65 years, Alcester has 22.5% compared to national average of 16.4. The census data for Economic Activity showed that Alcester has 17.6% retired compared to England average of 13.7%. Older people often prefer bungalows and this supports the need for bungalows.

6.1.18 The WRCC Housing Needs Survey Report for Alcester Town Council (Sept 2017) identified the need for 17 bungalows. The need identified was specifically for "bungalows". The Steering Group does not therefore consider ground floor flats to be equivalent to bungalows.

6.1.19 NHBC New Home Statistics Review 2016 shows that nationally the number of new bungalows registered has dropped from 26408 in 1986 to 2210 in 2016.

6.1.20 Within Alcester, of the 435 commitments and completions listed in Appendix 1, there are only 3 bungalows – two are within the pending reserved matters application for the northern parcel of Allimore Lane (SDC planning application 17/01084/REM) and one in planning application 15/03906/FUL. In addition, within the list at Appendix 1 one bungalow was replaced by a two storey house.

Policy HBE 5 - Specialist accommodation

Proposals for new specialist accommodation will be supported, provided the proposals meet other relevant policies in the Plan

---

Explanation

6.1.21 Specialist accommodation includes retirement villages, extra care living schemes and any other accommodation for people with specific needs. Schemes are encouraged which make provision for local people with special needs of all ages and not solely the elderly.

6.1.22 A need has been identified by Warwickshire County Council who have commissioned a specific profile for Alcester from the Insight team (expected 2018) and there are ongoing discussions regarding an appropriate site for Extra Care Housing in Alcester. Several people raised the need for special needs or adapted housing in recent surveys. Concern has been expressed anecdotally that Alcester already has a lot of housing for the elderly.

6.1.23 An example of a comment received from 2017 Emerging Policies Survey is "*Remember there are young disabled adults in the community!*"

6.1.24 Comments from respondents to the 2017 Housing Needs Survey included:
"*It would be great to have some disability housing for older people. My husband and I are in a very small bungalow, private, as he is very disabled but it is too small to manoeuvre him about in his hoist and wheelchair. So we really battle but there is just nothing else available.*"

"*Some consideration for younger disabled people would be nice for example a few bungalows with two or more bedrooms. Building 2, 3 or 4 bedroomed houses is fine and good but there are people with families who have disabilities that make stairs an obstacle.*"

Higher Level policies

6.1.25 NPPF para 61 requires Local Planning Authorities to assess the need for different groups in the community (including… older people…people with disabilities)

Policy HBE 6 – Healthy living

Where justified by the scale of development, proposals should demonstrate how they protect occupant health and the wider environment by making the best use of site orientation, building form, layout, landscaping and materials to maximise natural light and heat, whilst avoiding internal overheating by providing passive cooling and ventilation.

Proposals for 10 or more new dwellings will be required to calculate Indoor Air Quality and Overheating Risk performance.

Development for 10 or more dwellings including conversions, extensions and changes of use will be required to demonstrate how the development will satisfy the criteria set out in Healthy Placemaking, as published by Design Council and Social Change UK.

Explanation

6.1.26 This Plan subscribes to the objectives promoted by Healthy Placemaking, published by Design Council and Social Change:

Physical activity: To increase walkability in buildings and neighbourhoods and encourage healthy modes of transport
Healthy food: To improve access to healthier foods
Social contact: To design well-connected housing and neighbourhoods that provide access to facilities and amenities to reduce social isolation and loneliness
Contact with nature: To provide access to the natural environment, including parks
Pollution: Reducing exposure to air and noise pollution
www.designcouncil.org.uk/sites/default/files/asset/document/Healthy_Placemaking_Report.pdf

6.1.27 Appropriate to location of proposed future housing for Alcester is the noise and air pollution created by traffic on the A46 and A435, both major trunk roads running close to the Built-up Area boundary and existing housing in a few places. New housing should be strategically located to avoid the need for special measures in relation to these roads (eg having to rely on mechanical ventilation rather than opening windows providing natural ventilation) in order to provide a good, healthy habitable indoor and outdoor environment. Recent studies have found that traffic noise and pollution can increase the risk of ill health significantly. https://www.escardio.org/The-ESC/Press-Office/Press-releases/world-s-largest-study-shows-effects-of-long-term-exposure-to-air-pollution-and-traffic-noise-on-blood-pressure

6.1.28 The Building Research Establishment (BRE) has found that overheating in homes where mechanical ventilation is the only option has become a serious problem, and vulnerable people are at particularly high risk of poor health or death as a result. https://www.bre.co.uk/filelibrary/Briefing%20papers/116885-Overheating-Guidance-v3.pdf
A good example of design guidance and an explanation of the cooling hierarchy can be found in "Low Energy Cooling –Good Practice Guide 5".

Higher Level policies

6.1.29 SDC Core Strategy Policy CS.15 (Distribution of Development) Requirement 1 requires that, for residential development, the number of homes proposed is consistent with the overall scale of development identified in SDC Core Strategy Policy CS.16 (Housing Development) for the settlement.

6.1.30 Strategic allocations have been identified in the Core Strategy as ALC.1 and ALC.2.

6.1.31 NPPF Section 15 (Conserving and enhancing the natural environment), Paragraph 170 "The planning system should contribute to and enhance the natural and local environment by: protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils;"

6.1.32 Paragraph 79 of the NPPF requires Local planning authorities to avoid new isolated homes in the countryside unless there are special circumstances.

6.1.33 NPPF para 117 requires as much use as possible of land that has previously been developed.

6.1.34 SDC Core Strategy Policy AS.10 (Countryside and Villages) sub-section b onwards highlights the limited conditions under which development may be acceptable in principle.

6.1.35 NPPF para 60 requires Local Planning Authorities to plan for housing based on current and future demographic trends and market signals

6.1.36 Stratford on Avon District Design Development Requirements Supplementary Planning Document (Consultation Draft March 2018)

Policy HBE 7 - Electric car charging points

All new dwellings shall be provided with at least one permanently wired electric car charging point per dwelling.

Non residential development shall provide one permanent wired electric car charging point per 10 spaces of parking.

Explanation

6.1.37 The Government is encouraging the increased take-up of low emission vehicles and on 9th July 2018 announced proposals to include more money for charging infrastructure and the need to assess whether new homes and offices should be required to install charging points.
https://www.theguardian.com/environment/2018/jul/09/electric-cars-vehicles-uk-plan-more-charging-points-chris-grayling

6.1.38 These are as yet proposals but this is included as a policy in Alcester's NDP to encourage and support residents wishing to use electric vehicles. This provision is included in the draft Stratford District Supplementary Planning Document.

Higher Level Policies

6.1.39 Paragraph 110 of the NPPF states that development should be "to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations".
Stratford on Avon District Development Requirements Supplementary Planning Document (Consultation Draft) Part F (Parking and Travel) F7: Electric Vehicle Charging Points- Stratford-on-Avon District Council is committed to helping people travel in a more sustainable way. To promote a greater role for plug-in vehicles, the District Council will expect development proposals to provide for the use of electric vehicles.
SDC Core Strategy CS.26: Supports electric charging points

Policy HBE 8- Renewable energy

Development proposals relating to the production of renewable energy will be supported where they are in accordance with other policies in the Neighbourhood Plan and provided that they do not cause unreasonable adverse impact on neighbouring properties, or the character or landscape of the area.

Plans coming forward should ensure that any adverse impacts are addressed, including cumulative landscape and visual impact.

Explanation

6.1.40 The benefits of renewable energy generation through processes such as biomass, ground source heating, air source heating, hydroelectric, wind and thermal capture are all well-documented. This Neighbourhood Development Plan seeks to encourage rather than stifle opportunities to establish the generation of renewal energy in appropriate locations where the benefits of such projects clearly outweigh any harm.

6.1.41 Proposals which lead to a tangible benefit to the community are encouraged.

Higher Level Policies

6.1.42 NPPF requires all development to be "sustainable"

6.1.43 SDC Core Strategy Policy CS.2 encourages development to help mitigate and adapt to climate change

Policy HBE 9- Development design

All development in the Neighbourhood Area should be well designed, in keeping and scale with its location, and sensitive to the character of the countryside and local distinctiveness. Development proposals that do not demonstrate high standards of design will not be supported.

Depending on its scale and nature, new development will be encouraged to have regard to the Building for Life 12 criteria or subsequent guidance.
Changes to approved details in a permitted scheme such as a change in materials, will only be permitted if the overall quality of the development is not materially diminished.

Explanation

6.1.44 This policy seeks to guide new development to achieve high standards of design quality and to ensure schemes make a positive contribution to their surroundings and Alcester as a whole.

6.1.45 From the results of the 2015 Household Questionnaire, 91.7% of residents agreed that the quality of design for new development in Alcester is important.

Higher Level Policies

6.1.46 SDC Core Strategy Policy CS.9 (Design and Distinctiveness) requires developments to improve the quality of the public realm and enhance the sense of place, reflecting the character and distinctiveness of the locality. It further requires design to be attractive, sensitive, distinctive, connected, environmentally sustainable, accessible, safe and healthy.

6.1.47 SDC Development Requirements SPD Part A: How to Achieve Good Design.

6.1.48 NPPF para 130 requires Local Planning Authorities to seek to ensure that the quality of approved development is not materially diminished between permission and completion as a result of changes being made to the permitted scheme.

Policy HBE 10 - Responding to local character

All development proposals must demonstrate how the requirement to positively contribute to local character has been embedded during the design process, in accordance with the following principles:

• Be compatible with the distinctive character of the area, respecting the local settlement pattern building styles and materials whilst taking a positive approach to innovative, contemporary designs that are sensitive to their setting;
• Be of a density and scale that is in keeping with the character of the surrounding development and landscape;
• Applications must provide a materials palette consistent with that found in the Alcester vernacular.
• Building heights should not normally be higher than three storeys.
Proposals that do not positively contribute to local character will not be supported.

Explanation

6.1.49 It is important to ensure that local character is preserved and where appropriate enhanced. New development that is at odds with a distinctive local character can be harmful so will be resisted. The purpose of this policy is to manage development so that the most appropriate design is found for the site having regard to local character to ensure that all developments are of high quality and reflect the character of the areas around them in spatial layout, scale, materials, design and landscape terms.

6.1.50 The Alcester Conservation Area Character Appraisal dated December 2008 provides a comprehensive assessment of the character of the Conservation Area

Higher Level Policies

6.1.51 NPPF para 125 requires that "design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's designing characteristics"

6.1.52 NPPF para 127 states that developments should be "sympathetic to local character and history"

minerva mill

OFFICES
◆
SINGLE DESKS
◆
MEETING ROOMS
◆
MAILBOX/TELEPHONE SERVICE

ALL ENQUIRIES
01789 400446

Policy HBE 11- Public Realm

Where appropriate, developments should strive to establish a high quality environment. Developments which offer high standards of public realm design as part of residential and Town Centre developments will be supported, subject to meeting other policies in this Plan.

Explanation

6.1.53   This policy seeks to make public areas (Public Realm) within Alcester more attractive. The aim is to create spaces in which people want to spend time, visit and invest. The Neighbourhood Plan seeks these improvements by promoting awareness of the value of heritage assets, the sensitive nature of the Conservation Area in addition to careful choice of materials and colours.

Higher Level Policies

6.1.54   NPPF para 127 states that development should "establish or maintain a strong sense of place, using the arrangements of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit"

6.1.55   SDC Core Strategy Policy CS.9 (Design and Distinctiveness) requires developments to improve the quality of the public realm and enhance the sense of place, reflecting the character and distinctiveness of the locality. It further requires design to be attractive, sensitive, distinctive, connected, environmentally sustainable, accessible, safe and healthy.

Policy HBE 12- Heritage Assets

Development within or adjacent to the Alcester Conservation Area and/or affecting a heritage asset or within the setting of a heritage asset, will only be supported if it conserves or enhances the Conservation Area or heritage asset.

Developments which ensure that heritage assets remain in active and viable use and are properly maintained in a manner appropriate to their significance will be supported.

Developments which seek to bring heritage assets back into use in a manner appropriate to their heritage value will be strongly supported. Applications which negatively impact the collective heritage value of buildings within the Conservation Area, including the historic urban plots and grid patterns will not be supported.

Where a development proposal will cause harm to a heritage asset, it will be supported only where an assessment of teh significance of the harm to the heritage asset has been carried out, and the proposal can be shown to be justified.

This policy will be applied to applications affecting both designated and non-designated heritage assets and their settings. Maps 4 and 5 show the heritage assets in the Neighbourhood Area.

Explanation

6.1.56   Alcester is home to a large number of heritage assets. The town benefits from quality architecture both in terms of individual buildings (many of which are listed) and the collective value of buildings for example on the High Street.

6.1.57   From the results of the 2014 Stage 2 Questionnaire, 97% considered heritage to be "very" or "somewhat" important. From the 2015 Household Questionnaire, 91.7% agreed that the quality of design for new development in Alcester is important.

6.1.58   The Neighbourhood Plan supports the assessment and conclusions of the SDC Alcester Conservation Area Appraisal (2008), to which appropriate weight will be given when applications are determined. 'For example, building- to-plot ratios, plan forms and architectural scale, massing and detailing must be fully considered in any new development. Large 3 storey residential units (i.e. flats or large houses with over-sized attics) are generally unsuitable within the Conservation Area because they distort the established scale of the built environment.'

Higher Level Policies

6.1.59   Planning (Listed Buildings and Conservation Areas) Act 1990

6.1.60   NPPF Section 16 (Conserving and enhancing the historic environment), Paragraph 192 states "... local planning authorities should take account of ... the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality"

6.1.61 NPPF Section 16 (Conserving and enhancing the historic environment), Paragraph 200 highlights "Local planning authorities should look for opportunities for new development within Conservation Areas ... and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably."

6.1.62 NPPF Section 16 (Conserving and enhancing the historic environment), Paragraph 201 emphasises ".... Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area ... should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, ..."

6.1.63 SDC Core Strategy Policy CS.8 (Historic Environment) Section A "Priority will be given to protecting and enhancing the wide range of historic and cultural assets that contribute to the character and identity of the District, including: ... , Conservation Areas, ... and their settings;"

6.1.64 SDC Core Strategy Policy CS.9 (Design and Distinctiveness) Section B (2) ".... Proposals will reflect the context of the locality, ensuring a continuity of key design features that establishes the identity of the place, making best use of on-site assets including landscaping features as well as public views and vistas and not harming existing ones."

6.1.65 SDC Core Strategy Policy AS.2 A. Environmental 1 requires SDC to "protect and enhance the historic fabric of the town and its associated green spaces."
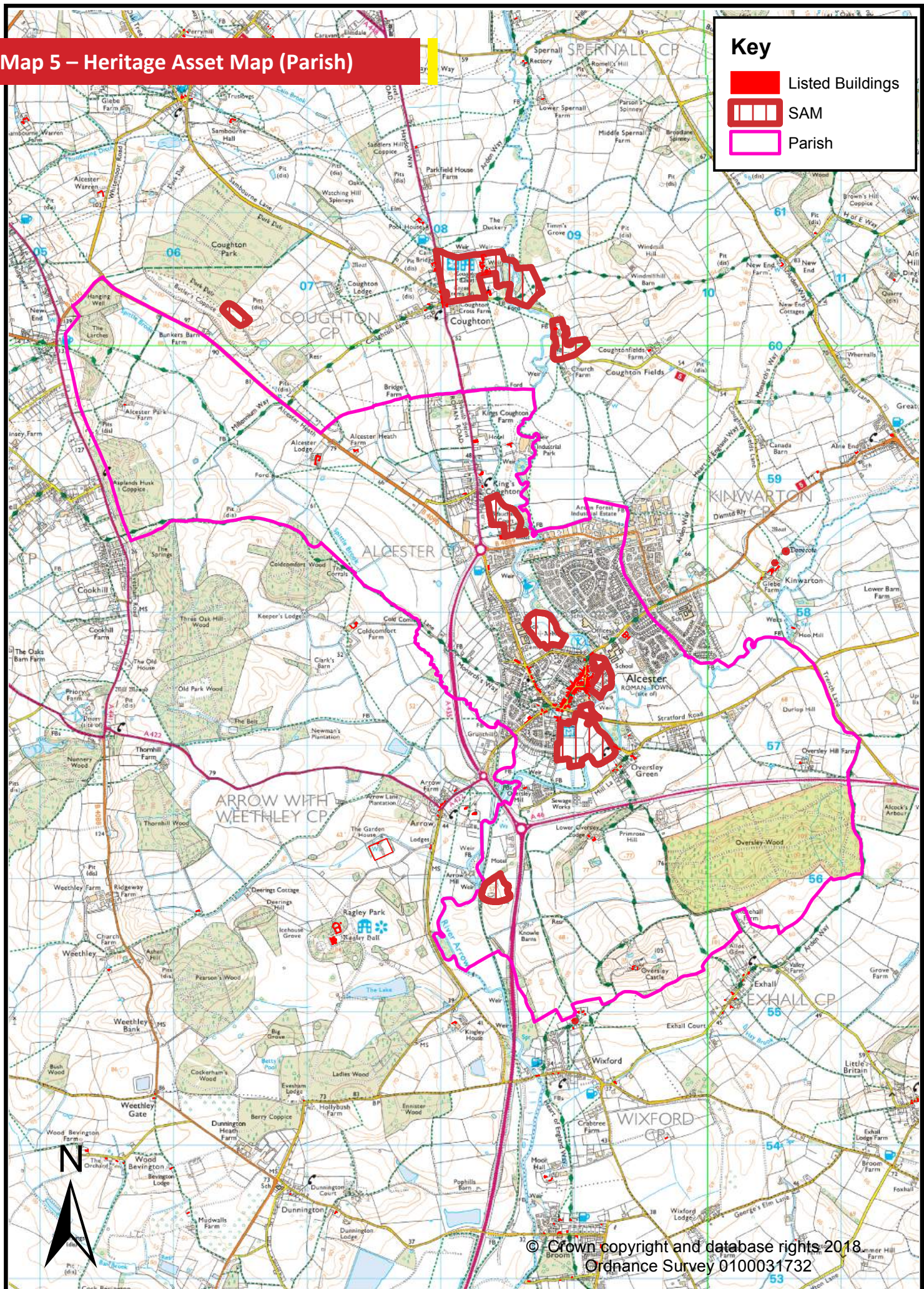
Map 4 – Heritage Asset Map (Town Centre)

Key

- Conservation Areas
- Listed Buildings
- Scheduled Monuments
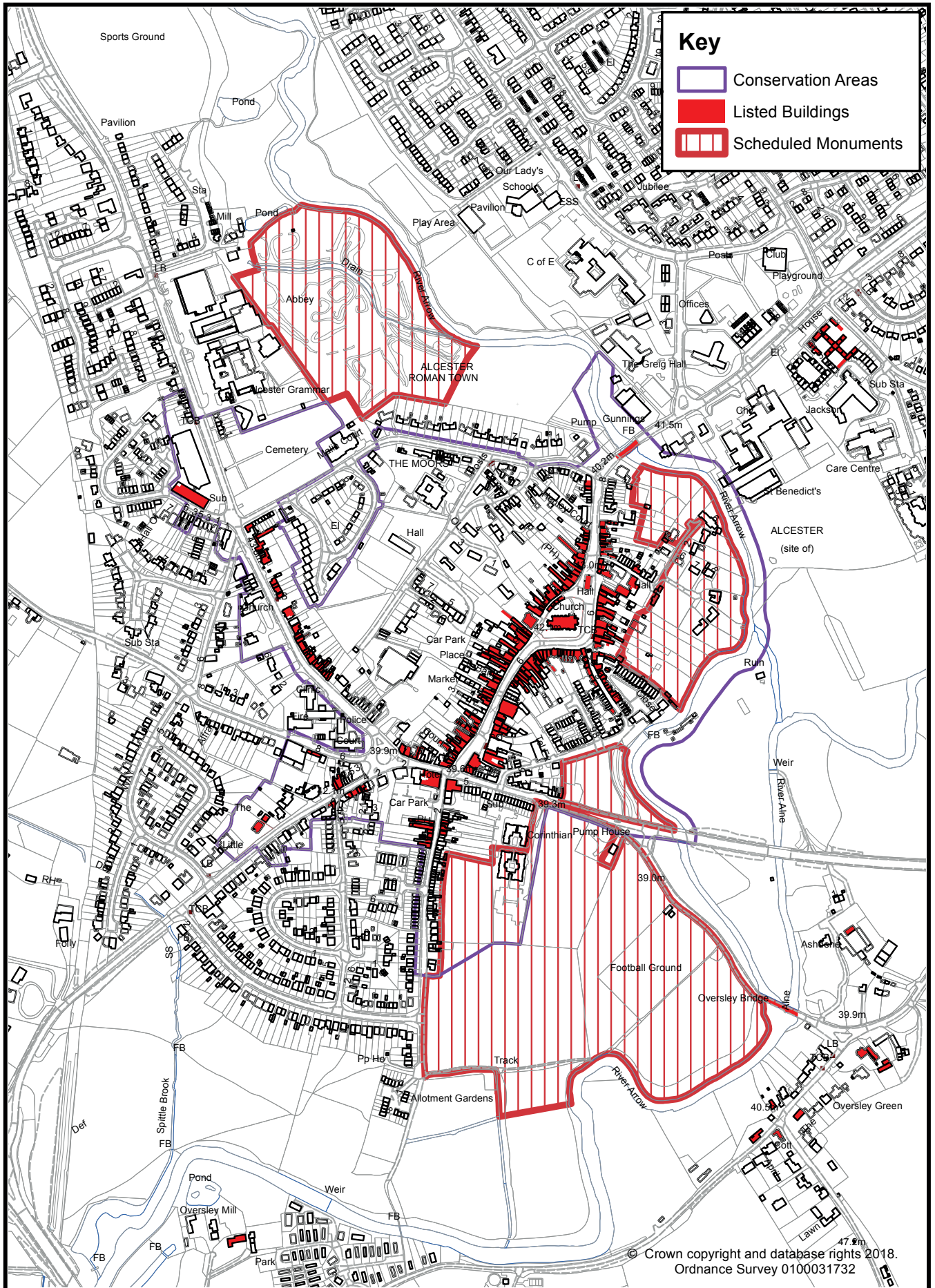
Map 5 – Heritage Asset Map (Parish)

Key

🟥	Listed Buildings
▦	SAM
▭	Parish

© Crown copyright and database rights 2018
Ordnance Survey 0100031732

Heritage Assets - Alcester Parish

6.2 Economy

6.2.1 Alcester has a historic Town Centre which contains a variety of shops, many independent, and local services. It has a valued supermarket with associated car parking adjacent to the SDC carpark. There are several public houses and cafes used both by residents and visitors, particularly cyclists due to the proximity of several national cycle routes. Antique shops and charity shops are also a draw for tourists. The extent of the Town Centre as defined in the Core Strategy is shown on Map 4.

6.2.2 A short distance north-east of the Town Centre a group of small shops called Hopkins Precinct serves residents living in that area.

6.2.3 It is important for the future of Alcester that the Town Centre continues to be attractive, lively and viable. Like many towns nationally internet shopping poses a significant challenge to local shops. In the Household Questionnaire 98% of respondents agreed that it is important that the businesses and services in the town centre continue to thrive and should be supported in the Neighbourhood Plan. A key issue identified by the consultation was the need to improve and diversify the retail offer and services in the town centre.

6.2.4 Alcester also has a business park to the north of the town centre called Arden Forest Industrial Estate offering employment opportunities to townsfolk and those from the environs. This includes Class B1, B2 and B8 uses and is home to a variety of trades including manufacturing, catering and retail premises. The SDC Core Strategy recognised the need to provide land for expansion of the Industrial Estate and outline planning permission has been granted for land north of Arden Road. There is little further land for expansion.

6.2.5 Minerva Mill Business Centre provides business facilities for local and national companies. It comprises offices to rent and workshops for small scale manufacturing, research and development projects.

6.2.6 As the town's facilities also meet the needs of a large catchment area, with a growing population, the source of the pressure on its schools is not just from within the town. There has been recent development in Kinwarton parish to the north of the town and, within Alcester's Neighbourhood Plan area itself, the planned development to the North of Allimore Lane will add to pressure on childcare provision and schools.

6.2.7 Whilst education is a County Council function, a policy in support of new or extended facilities is included. Learning opportunities are available in the town for senior citizens for example, computer workshops, and U3A, but there are few facilities for younger adults and these would also be supported.

Objective A – Promoting and Protecting economic activity and job opportunities

To support development that contributes to the economic activity of Alcester, maintains the vitality of the Town Centre, and provides employment opportunities.

Policy EC 1 - Development within the Town Centre

Proposals that provide new retail, offices, hospitality, or tourism units or which look to enhance/extend existing units for the same uses will be supported.

Development that results in any loss of parking provision in the town will not be supported unless it is replaced by equivalent or enhanced provision in a suitable location.

Development proposals which require permission to change the use of existing retail, office, hospitality or tourism units to alternative business use will be supported where it can be demonstrated that proposals will enhance or support the vitality of the Town Centre.

Where permission is required, change of use of commercial premises to residential will be resisted at ground floor level unless it can be demonstrated that their continued use is no longer viable. Any applications for change of use will need to be supported by evidence of a minimum of 12 months of appropriate but unsuccessful marketing for range of possible business/employment uses.

Where permission is required, change of use of commercial premises above ground level to residential will be supported where separate access and adequate resident parking provision with 24 hour availability is provided and where development would not result in the loss of, or adversely affect the ground floor business use.
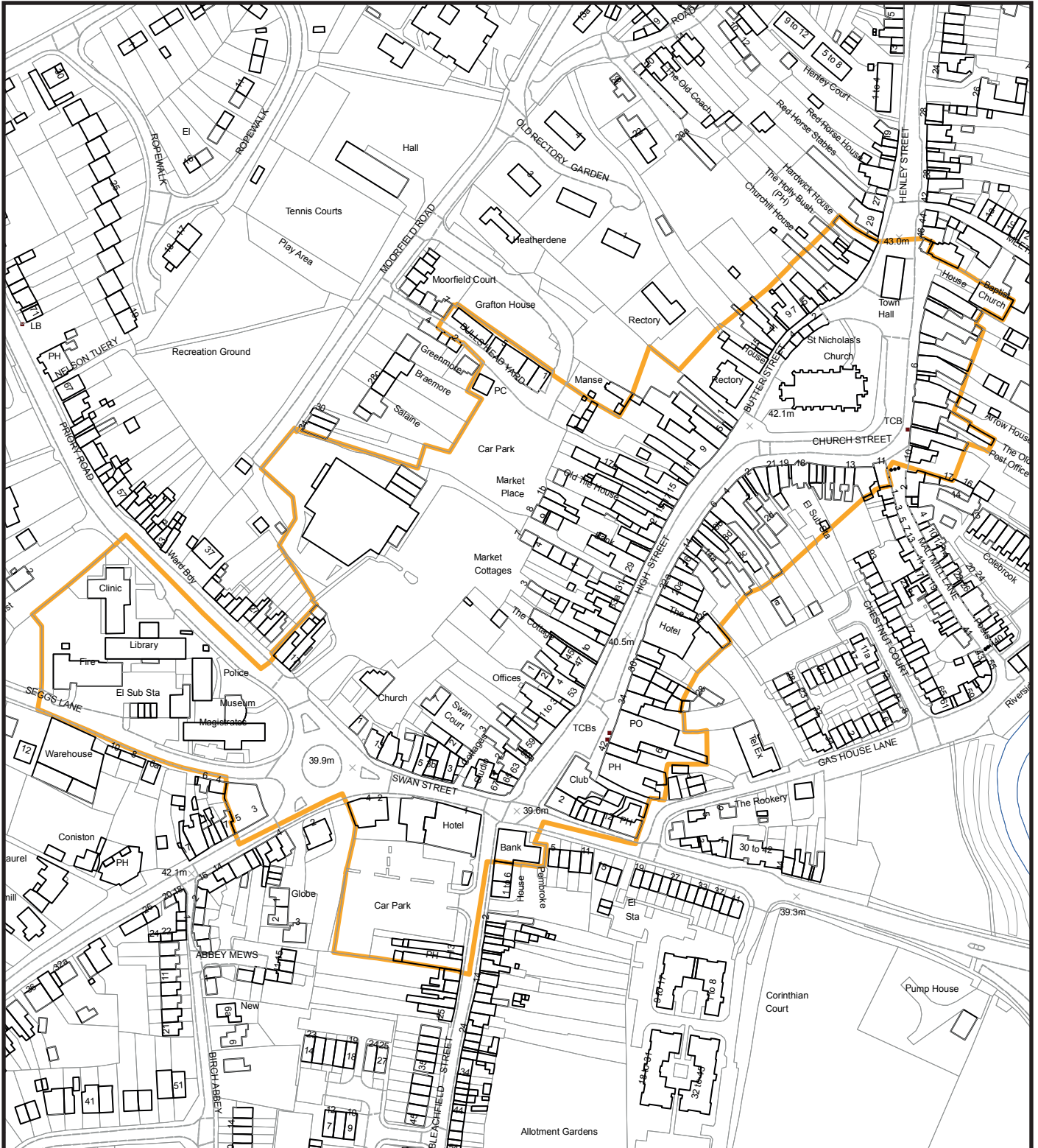
Explanation

6.2.8 From the results of the 2014 Stage 2 Questionnaire, of the 121 respondents who chose this option, 74% put retail as their top priority.

6.2.9 Results from the 2014 Business Questionnaire revealed that 77% considered that town centre improvements would improve the competitiveness of Alcester as a business location and 85.7% considered that the town centre was a "strength" of Alcester as a business location. From the 2015 Household Questionnaire, 88.3% agreed with suggested policies to improve and diversify shopping and other services in Town Centre plus ancillary facilities. 98.1% agreed that it was important that businesses and services in the town centre continue to thrive and should be supported in the Neighbourhood Plan.

Map 6 : Alcester Town Centre

Note:This map defining the Town Centre is taken from the Core Strategy

Policy EC 2 - Supporting employment on brownfield Sites

Proposals for employment uses on brownfield Sites within the Neighbourhood Area will be supported subject to ensuring the amenity of neighbouring uses is protected.

Explanation

6.2.10 This Plan supports the retention of sites or buildings for employment uses and will encourage proposals for the creation of employment opportunities associated with knowledge based and other high value-added sectors.

6.2.11 From the results of the 2014 Stage 2 Questionnaire, 97% of respondents said that access to employment was "very" or "somewhat" important.

6.2.12 Results from the 2014 Business Questionnaire revealed that 75% of those businesses planning to relocate in the next 10 years wished to do so in Alcester.

Policy EC 3 - Supporting business Start up

Proposals for small-scale business space suitable for start-ups will be supported provided that they comply with other policies in the Neighbourhood Plan. Support will also be given to the development of flexible units that can be altered to meet the needs of new and small businesses.

Development proposals for new build or conversions providing live/work space will be supported where the amenity of neighbouring properties is fully addressed.

Proposals for new residential developments which include home office space will be supported provided that they comply with other policies in this Plan.

Explanation

6.2.13 From the 2015 Household Questionnaire, 44.7% felt that there were insufficient employment opportunities for local people. Results from the 2014 Business Questionnaire revealed that 75% of those businesses planning to relocate in the next 10 years wished to do so in Alcester.

Policy EC 4 - Employment land change of use

Where planning permission is required for land currently in employment use (including offices, retail, hospitality, tourism and other commercial uses), proposals for changes of use to other employment uses will be supported.

Where permission is required, change of use from employment use to residential use will only be supported where it can be clearly demonstrated that the continued business use is no longer viable. Any applications will need to be supported by evidence of a minimum of 12 months of appropriate but unsuccessful marketing for a range of possible business/employment uses.

Development proposals for a mixed-use scheme of employment and residential will only be supported if the residential element is necessary to enable the development or change of use of the site to an employment use and the residential element should not occupy the majority of the site.

Explanation

6.2.14 This policy seeks to protect existing employment sites within the town by resisting their change of use to residential. Employment uses can include a wide range of activities including industrial, tourism and retail uses. The retention of employment opportunities within Alcester is essential to maintain the vibrancy of the town.

Policy EC 5 - Support for commercial development

Proposals for new commercial developments, particularly where they demonstrate direct benefits to the local area and support and promote use of the local workforce and products, will be supported within the Built Up Area Boundary provided that they provide adequate parking provision for staff and visitors.

Any proposals for retail development outside the town centre, whether on greenfield or brownfield sites, will be subject to an impact assessment in relation to the town centre in line with SDC's Convenience Goods Retail Study and will only be supported where it can be shown that the impact to the Town Centre vitally and viability is not adversely affected.

Environmental improvements to existing employment land will be supported within the Built Up Area Boundary. Proposals that include business conferencing and meeting facilities will be supported within the Built Up Area Boundary.

Proposals that include the provision of low-cost business space within the Built Up Area Boundary to meet the needs of micro or small enterprises and to support firms wishing to start-up or expand will be supported.

Explanation

6.2.15 From the results of the 2014 Stage 2 Questionnaire, 113 respondents considered this to be one of their top three priorities. Results from the 2014 Business Questionnaire revealed 96% considered that a better range of premises would improve the competitiveness of Alcester as a business location.

Higher level policies for Objective A

6.2.16 SDC Core Strategy Policy CS.23 supports the retention of the commercial core of each Main Rural Centre such as Alcester.

6.2.17 SDC Core Strategy Policy CS.22 supports retention of existing employment land.

6.2.18 NPPF para 117 requires as much use as possible of "brownfield" land.

Objective B- Supporting Education

To support development of facilities which provide education, learning and training for people of all ages.

Policy EC 6- Education and childcare provision

The provision of new educational and childcare facilities will be supported where they:

- meet an identified need
- are accessible via a footpath/cycle link
- demonstrate high quality design
- comply with other relevant Neighbourhood Plan policies

Developments which propose the expansion or improvement of existing school sites will be supported subject to provision of adequate parking provision and compliance with other relevant Neighbourhood Plan policies including demonstrating high quality design.

Explanation

6.2.19 From the results of the 2014 Stage 2 Questionnaire, of the 110 respondents who chose this option, 74% put primary schools as their top priority.

6.2.20 WCC Briefing note for Alcester Town Council- School Places in Alcester Area (November 2017) supports statement that schools are nearing capacity.

6.2.21 WCC Education and Learning forecast a 9% shortage of places for reception school age children for the academic year 2018/19 within the Alcester area, highlighting the pressure on primary schools. (Source WCC Education and Learning report 14th August 2018)

6.2.22 NPPF para 94 states "It is important that a sufficient choice of school places is available to met the needs of existing and new communities".

Policy EC 7- Further Education support

Developments which include tertiary education, adult education, apprenticeship training and general learning and training facilities will be supported provided that they comply with other policies in this Neighbourhood Plan.

Such facilities will be supported where they are of high quality design, accessible via footpath / cycle links and include adequate parking for staff and students.

Explanation

6.2.23   From the results of the 2014 Stage 2 Questionnaire, 110 respondents considered this to be one of their top three priorities.

6.2.24   Results from the 2014 Business Questionnaire revealed 35% reported that they had been unable to fill vacancies due to candidates having insufficient qualifications/skills. 76.5% felt that workforce qualifications were a "weakness" in Alcester as a business location. 87.5% considered that better links with schools and colleges would improve the competitiveness of Alcester as a business location.

Higher level policies for Objective B

6.2.25   NPPF para 94 states that Local Planning Authorities "should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will <u>widen choice in education</u>".

Objective C– Promoting Tourism

To support developments which encourage visitors and enhance their experience.

Policy EC 8 - Support for new or improved tourist attractions and accommodation

Development proposals that will increase or improve the amount and range of visitor attractions and accommodation in the town will be supported.

Proposals will need to demonstrate how they contribute towards other objectives of the Neighbourhood Plan by providing adequate parking provision, cycle storage, linkages to public transport, new and improved footpath and cycle routes and ensuring all facilities are fully accessible for all.

Development proposals that contribute to the creation of new town centre facilities for providing visitor and tourist information will be supported subject to compliance with other policies in this Plan.

Proposals that enhance the visitor enjoyment of or engagement with Alcester's natural environment and historical sites including Alcester Abbey and Beauchamp Court will be supported.

Explanation

6.2.26   Alcester's attractive Town Centre with its variety of shops, cafes and restaurants, and many heritage assets draw many tourists each year.

6.2.27   Sufficient available parking and connectivity of transport are important aspects in attracting tourists.

6.2.28   An independent survey of visitors conducted every 5 years by The Research Solution Ltd, has provided useful insight as to what is important to tourists visiting Alcester. (Latest survey ref: Alcester Market Town Destination Benchmarking Survey 2017)

6.2.29   Availability of accommodation is important to attracting tourists. There has been an increase in the number of staying visitors since 2012. A sixth (17%) of all visitors surveyed for the Alcester Destination Benchmarking Survey 2017 were staying overnight in commercial or non-commercial accommodation within Alcester, up from both 2007 and 2012 (11% and 12% respectively). 71% of overnight visitors were staying in some form of commercial accommodation.

6.2.30   31% of visitors indicated that shopping/looking around the shops was the primary motive for visiting Alcester. Other activities undertaken in the town included stopping for lunch and for tea/coffee and 20% cited general sightseeing and interest.

6.2.31 88% of all visitors to Alcester arrived by private vehicle (car, van, motor home or motorcycle).

6.2.32 The use of public transport to arrive in Alcester has remained fairly static over the ten-year period under review at approximately 3%, but there has been a gradual increase in those arriving by bicycle (from 1% in 2007 to 3% in 2017).

6.2.33 Whilst almost three fifths (57%) of visitors indicated that Alcester did not need any additional facilities or services, 8% said that there should be a wider range of shops with longer opening hours. 23% of visitors rated display maps and information boards as average and 12% were dissatisfied or very dissatisfied.

6.2.34 Tourists help the local economy by spending money. The Destination Survey found that shopping and eating and drinking makes up a fair proportion of all visitor expenditure from 2007 to 2017 with over a third of spend in 2017 attributed to both shopping and eating and drinking, (36% respectively), although the level of spend on shopping in 2017 has fallen since 2012. Accommodation spend has remained on a par over all three survey years with around a quarter of all spend in Alcester attributed to staying in some form of accommodation.

Higher level policies for Objective C

6.2.35 SDC Core Strategy Policy AS.2C Economic 2 states that development should promote the town as an attractive destination for tourists and day visitors.

6.3 Transport and Infrastructure

6.3.1 Alcester is a compact town which suffers from the effects of vehicular traffic. This problem is intensified by the historic nature of the Town Centre and is evident by the visual intrusion and congestion of on street parking much of which is under considerable pressure from residents and visitors alike. Vehicular traffic contributes to noise and air pollution which adversely affects our historic buildings along the main traffic routes.

6.3.2 Alcester benefits from its schools. However, they do have an adverse effect upon the Town Centre contributing to traffic congestion and parking issues, including concerns for children's safety.

6.3.3 In the Household Questionnaire, 60.6% of respondents highlighted Traffic and Safety as a key issue. 87.6% also agreed that parking facilities in the Town Centre are insufficient at peak times.

6.3.4 Use of footpaths and cycleways have health benefits and help reduce pollution. Within the built-up area of Alcester there is an extensive network of footpaths and cycle ways which link up with routes from elsewhere, including the Heart of England Way and Monarch's Way. National Cycle Network Route 5 runs just to the north of Alcester. Many of the footpaths are, however, unsuitable for wheelchair users.

6.3.5 The Plan's objectives are therefore to improve movement into and around the town in a healthy and safe manner, promoting walking or cycling and ease of access for all people, thereby assisting in the improvement of the overall environment and air quality. We also want to improve cycle routes with nearby towns.

6.3.6 Section 7 includes projects relating to promoting and enhancing cycle and pedestrian routes; Town Centre traffic flows; and additional parking.

6.3.7 Another objective to achieve these aims is to ensure that new developments provide good connectivity, where they can be easily accessed by pedestrians, disabled persons and cyclists and public transport, including extending footpath and cycle route systems.

6.3.8 A further goal of these policies is to ensure that Alcester's infrastructure keeps pace with the latest energy efficiency and telecommunications technology to benefit residents and businesses. The number of electric cars is expected to increase significantly during the period of this Neighbourhood Plan so the Plan's policies will support installing electric vehicle charging points in car parks and new residences. The policies will also seek to encourage a reduction in the carbon footprint of Alcester by promoting energy efficiency and renewable energy generation.

Objective A - Accessibility for pedestrians, cyclists and disabled persons

To ensure that developments provide full and easy access for all persons and link with existing routes, whilst providing appropriate screening and planting.

Policy TI 1 – New development and connectivity

Developments of 10 or more units should provide direct connections to the existing network of public footpaths, cycleways, bridleways and rights of way with clear signposting (with distance and time markers) and ensure full accessibility for all users except where it can be clearly demonstrated to be physically impossible.

Such developments should improve and not impede accessibility to existing routes, and any visual impact should be minimised through screening, landscaping and planting.

Such developments should seek to encourage a modal shift (or transition) to reduce car journeys by integrating into existing footpaths, cycleways and bus routes, which may require developers liaising with local public transport providers. Such developments should also provide bike storage.

Explanation

6.3.9 Alcester is a highly walkable town, as it is fairly flat and compact. However few of the footpaths are signposted. There are also few dedicated cycle routes with most cyclists using streets to get around.

6.3.10 60% of residents who responded to the question concerning other issues that this Plan should deal with, highlighted traffic and safety as important (2015 Alcester NDP Household Questionnaire). Improved footpaths, cycleways and bridleways will contribute to reducing traffic.

6.3.11 There is congestion on roads near to schools during drop-off times so Safer Routes to Schools, reducing car journeys via encouraging and enabling safer walking and cycling, are important to address this.

6.3.12 The Manual for Streets 2 (MfS2), published September 2010, by the Department for Transport, sets out the requirement to consider the needs of pedestrians first when designing, building and improving streets. It refers to creating a network of streets that provide connectivity to main destinations.

6.3.13 Cyclenation, the federation of local cycling campaign groups, has produced a guide for developers called Making Space For Cycling (second edition 2014), which sites out guidance for new developments and street redesigns incorporating cycling. It highlights the benefits of cycling including producing a family friendly healthy environment, reducing congestion, noise and pollution, and making use of low carbon transport. The Bicycle Association, on behalf of the Cycle Industry, funded this publication and states. 'The future of everyday cycling is crucially linked to making our cities, towns and streets attractive for people to live and work. "Cycle proofing" every new development is a vital part of that.' The publication is also supported by British Cycling and the Campaign to Protect Rural England.

Higher Level policies for Objective A

6.3.14 NPPF para 110 states that applications should "a) give priority first to pedestrian and cycle movements" and "b) address the needs of people with disabilities and reduced mobility in relation to all modes of transport".

6.3.15 SDC Core Strategy Policy CS.9 requires development to enhance the network of footpaths and retain existing rights of way.

6.3.16 SDC Core Strategy Policy AS.2 B6 requires creation of additional cycle routes connecting to nearby settlements and National Cycle Network Route 5.

6.3.17 SDC SPD Consultation Draft document, Section F, includes cycle parking standards for residential and non- residential developments.

6.3.18 Paragraph 110 of the NPPF states that development should be "to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations"

6.3.19 Stratford on Avon District Development Requirements Supplementary Planning Document (Consultation Draft) Part F (Parking and Travel) F7: Electric Vehicle Charging Points- Stratford-on-Avon District Council is committed to helping people travel in a more sustainable way. To promote a greater role for plug-in vehicles, the District Council will expect development proposals to provide for the use of electric vehicles.

Objective B – Access to the latest communication technologies

To ensure that businesses, residents and visitors benefit from the most up to date technologies, while managing any adverse impacts.

Policy TI 2 – Telecommunication

New and enhanced telecommunications development will be supported subject to the following factors:

- The operational requirements of the telecommunication networks and the technical limitations of the technology, including any technical constraints on the location of telecommunications apparatus.

- The need to comply with the most up-to-date guidelines on safety in place at the time of the application.

- The need to avoid interference with existing electrical equipment and transmission services.

- The potential for sharing existing masts, buildings and other structures. Sufficient evidence and justification for any new site should accompany any application.

- The impact of the development on its surroundings with particular regard to the siting and appearance of the proposed apparatus and associated structures and the surrounding area. If on a building, apparatus and associated structures should be sited and designed in order to seek to minimise impact upon the external appearance of the building.

- The safe removal of all redundant masts and apparatus.

Explanation

6.3.20   This policy seeks to balance environmental, visual, amenity and health concerns with the future development needs of mobile technology.

6.3.21   Whilst 4G coverage is currently available in Alcester, within the timeframes of this Plan 5G technology will start to become available and this Plan aims to ensure that the benefits of 5G are available to Alcester businesses and residents with no adverse impacts.

6.3.22   The Government's 5G strategy publication explains how 5G has the potential to transform communications. (DCMS (2017), 'A 5G Strategy for the UK'. It could impact almost all areas of life, from health and social care, to transport and agriculture, through to the provision of ultrafast wireless broadband connections. 5G also offers huge potential economic benefits. Full fibre (see Policy TI 3 below) is an enabler of 5G. The Government has set targets for the availability of 5G networks. 'we want the majority of the population to have 5G coverage by 2027'. 5G target based on Conservative manifesto commitment. https://s3-eu-west-1.amazonaws.com/2017-manifestos/ Conservative+Manifesto+2017.pdf.

Policy TI 3 – High Speed Broadband

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

Explanation

6.3.23   Internet usage has dramatically increased generally and we have no reason to think that Alcester is an exception to this. Availability of the highest speeds available are important for commercial competitiveness. However, as at 20 July 2018 information provided by WCC's CSW Superfast Broadband Team shows that many High Street premises do not yet have superfast broadband availability.

6.3.24   The existing superfast broadband availability can be accessed via www.cswbroadband.org.uk/your-area/broadbandchecker

6.3.25   Residents also rightly expect the highest speeds available for both social/leisure use and working from home. The CSW map referred to above shows several residential areas do not yet have access to superfast broadband.

6.3.26   In the Future Telecoms Infrastructure Review published by the Department for Digital, Culture, Media and Sport, the Government states that connectivity to new build developments is not as good as it should be, with the majority of developments being supplied with connections which are at least part-copper. In the review document the Government has set out a target for 15 million premises to be connected to full fibre by 2025, with national coverage by 2033. Paragraph 58 states 'we are proposing new legislation to ensure all new build developments where appropriate are connected with full fibre which offers choice at the retail level for homeowners'.

Higher Level Policies

6.3.27 NPPF Section 10 paras 112-116 requires planning policies to support the expansion of electronic communication networks, including next generation mobile technology (such as 5G) and full fibre broadband connections.

6.3.28 SDC Core Strategy CS.26: Supports high-speed broadband and charging points

6.3.29 SDC Core Strategy CS.2 A bullets 3 & 4 and CS.2 B: Supports renewable energy and energy efficiency

6.4 Community, Leisure and Well-being

6.4.1 Alcester has a great sense of community with many organisations and groups providing opportunities to meet and learn and take part in recreation and sport.

6.4.2 There are meeting facilities at Jubilee Centre, Church House, the Town Hall, and the Guide and Scout Centre. Globe House provides a one-stop shop for the Town Council, Library and also houses the Roman Museum. Greig Lifestyles is the town's leisure facility with sports hall, courts and gym. The Greig Memorial Hall, formerly a community event centre is currently not operational.

6.4.3 The town benefits from many green spaces and a river corridor which are important for both their environmental and well-being aspects. The charity Fields in Trust states that green spaces save the NHS c £111m a year as their use can improve overall health for all. (See Natural Environment Section for references to protecting these green spaces.). The open spaces in the town would be utilised more if they had improved pathways and were better waymarked. Enhancing these green spaces by providing better access, whilst protecting biodiversity, is a key policy of this Plan.

6.4.4 Both walking and cycling are leisure pursuits which provide health benefits and help reduce traffic pollution. Monarch's Way and the Heart of England Way pass within the town and National Cycle Route 5 passes just to the north. Promotion of new and existing cycling and walking routes are included in the Transport and Infrastructure Section of this Plan.

6.4.5 The town has 4 sites of allotments, all well-used, and the most recent one in School Road met the shortfall that was referred to in the SDC Core Strategy (Policy AS.2, B5).

6.4.6 Alcester is a 'Health and Well-being Town' (the first in Warwickshire) and formed a Health and Well-being Board in 2015. The town is fortunate to have a highly successful dementia café which meets twice a week in the Jubilee Centre. The Health and Well-being Board, which reports to the Town Council, supports this important facility and recognises the need for more support for those living with dementia. The current strategic priorities of the Board are: support for older people in tackling loneliness, young people's mental health and support for carers (including young carers).

6.4.7 Many of the town's parks include outdoor children's play equipment and at the Jubilee Centre there is a multi-use games area, skate park, as well as adult exercise equipment. The Youth Club also meets at the Jubilee Centre.

6.4.8 The SDC Core Strategy sets out the need for improved recreation and leisure facilities in the town and to improve outdoor play and leisure facilities on Jubilee Fields and on the western side of the town.

6.4.9 During the Neighbourhood Plan consultation events community and recreational facilities were mentioned by many people. In the 2017 Emerging Policies Household Questionnaire 89% agreed that the quality and range of community facilities and the quality and range of indoor and outdoor recreational facilities should be improved. The question as to whether there are enough community facilities had a balanced response, but of those that disagreed, 63.92% selected the Greig Hall, 26.8% selected Youth facilities and 23.71% selected a community centre as those which should be provided. In relation to recreational facilities, of the 33.5% who responded to the question as to what should be provided, 50.9% favoured a swimming pool, 22.4% said sports/fitness improvements and 21.8% said the Greig centre.

6.4.10 Funds have recently been allocated by SDC to upgrade sports/fitness facilities at the Lifestyles sports centre once the centre returns to public ownership. Projects are included in this Neighbourhood Plan relating to the Greig Memorial Hall (already underway) and the viability of a swimming pool.

6.4.11 Reducing pollution is a global issue and exposure to particulates has a direct impact on local heath. According to the British Medical Journal "The effects of air pollution on the lungs and heart are now widely appreciated with expanding evidence for an important role in cardiac disease". https://www.bmj.com/content/350/bmj.h1510

6.4.12 This Plan aims to ensure that additional building and traffic do not cause pollution affecting our Town Centre, residential areas and rivers.

Objective A - Promoting and enhancing community and leisure facilities

To safeguard and enhance current facilities for leisure, well-being and the community, to benefit local residents' physical and mental health.

Policy CLW 1 – Community and leisure facilities development

Development Proposals which enhance and improve existing community and leisure facilities, indoor and outdoor, will be supported, where shown to be sustainable and serve a demonstrable need.

Proposals for new leisure and community facilities will be supported provided that they are compatible with existing neighbouring uses. New sites for such facilities should be located will be supported where they are accessible via good footpath/cycle links.

The loss or partial loss of existing community facilities will not be supported unless it can be demonstrated that the facility is no longer required and has no prospect of being brought back into use.

Explanation

6.4.13 From the results of the 2014 Stage 2 Questionnaire, 92% of residents put leisure and sports facilities as their first or second priority.

6.4.14 From the 2015 Household Questionnaire, only 40.1% agreed that there were sufficient community facilities in Alcester. 89% supported policies to improve the quality and range of community facilities in Alcester.

Higher Level policies for Objective A

6.4.15 NPPF para 83 "d) supports the retention and development of accessible local services and community facilities".

6.4.16 SDC Core Strategy AS.2 B4- provide additional play spaces for children and young people given the shortfall against the standard set out in Policy CS.25 Healthy Communities.

6.4.17 SDC Core Strategy AS.2 B2 supports the improvement of indoor recreation and leisure facilities in the town.

6.4.18 SDC Core Strategy Policy CS.25 support for enhancement of and provision of new built leisure facilities for residents of all ages.

Objective B- Maximising use of our green spaces

To help the community get maximum benefit from Alcester's open green spaces.

Policy CLW 2 - Enhancing access to and utilisation of open green spaces

Proposals to improve access to and recreational usage of open green spaces, especially the river corridors, will be supported.

Consideration should be given to wheelchair users as well as pedestrians. Level, safe pathways, and appropriate signage/waymarking should be provided where possible.

In relation to Abbey Fields and Priory Meadow any changes must be compatible with protection of the underground and surface features of the heritage asset. Any development must not harm or threaten the open nature of the area as this is an Area of Restraint identified under Policy CS.13 of the Core Strategy.

Explanation

6.4.19 From the results of the 2014 Stage 2 Questionnaire, of the 118 respondents who chose this option, 65% put open spaces as their top priority.

6.4.20 From the 2015 Household Questionnaire, only 42.1% agreed that there were sufficient recreational facilities in Alcester. 89% supported policies to improve the quality and range of recreational facilities in Alcester.

Higher Level Policies for Objective B

6.4.21 NPPF para 99 allows communities to "identify and protect green areas of particular importance to them".

6.4.22 The Local Green Space designation should only be used:

- Where the green space is in reasonably close proximity to the community it serves;

- Where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and

- Where the green area concerned is local in character and is not an extensive tract of land (NPPF para 100).

6.4.23 NPPF Section 8 (Promoting healthy and safe communities), Paragraph 96 states "Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities."

6.4.24 NPPF para 75- Protecting and enhancing public rights of way and access.

6.4.25 SDC Core Strategy Policy AS.2 B7 – Utilise the Arrow and Alne river corridors as linear features for recreational opportunities.

6.4.26 SDC Core Strategy Policy CS.13 - Areas of Restraint

6.4.27 SDC SPD Consultation Draft Part D includes Design Principles for External open spaces.

Objective C   Promoting an active and healthy community

To support development which provides facilities which encourage exercise and improve health. Also, to protect public health by proposing that developments that would cause pollution and have an adverse impact on health be rejected.

Policy CLW 3 – Health provision

Any development proposal, meeting a proven local need, which would create or enhance facilities for supporting or improving people's mental or physical health will be supported, subject to compliance with other Plan policies.

Explanation

6.4.28 The 2011 Census data re Communal Establishment Residents shows that Alcester has 48 people in a care home without nursing, and there are no establishments providing nursing or mental health facilities. The 2011 census data re Adults not in employment with disabilities shows that Alcester has 26.8% of households with at least one person with a long-term disability or health problem. This data supports the need for healthcare developments in Alcester.

6.4.29 From the results of the 2014 Stage 2 Questionnaire, 94% of residents considered healthcare to be "very important" when ranking services. The provision of doctors, dentists and community nurses all ranked highly in the priority of facilities.

Policy CLW 4 - Allotments and growing spaces

Any development proposal that would result in the partial or entire loss of an existing allotment site within the Neighbourhood Area will not be supported unless it can be clearly demonstrated that there would be a positive improvement to existing provision or a net increase in allotment provision elsewhere in the Neighbourhood Area.

Proposals for the provision of new allotments in appropriate and suitable locations will be supported. Proposals for new allotments should clearly demonstrate the following criteria:

- There are no adverse impacts on the landscape or character of the area;

- There are satisfactory arrangements for water supply; and

- There would be no adverse impacts on neighbouring uses

New dwellings should provide sufficient space for individual homeowners with the opportunity to grow their own food.

Explanation

6.4.30 The Town Council owns four allotment sites on Bleachfield Street (North and South), Allimore Lane and School Road. This policy seeks to protect existing allotment sites and to support new sites.

6.4.31 Research suggests that "allotments and community gardens can improve people's quality of life, help to curb exclusion, increase physical exercise, encourage a nutritious diet, support mental health, help people relax, teach new life skills, empower people, give individuals self- esteem, reconnect people with the food they eat, educate citizens about healthy food and environmental stability, tackle CO2 emissions, reduce packaging, support more sustainable waste management, conserve biodiversity, facilitate social interaction, build cohesive communities, strengthen social ties and networks, secure our food supplies and even reduce perceptions of crime" Hope, N. & Ellis, V. (2009) Can You Dig It? Meeting Community Demand for Allotments. NLGN: London.

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

Proposals which will give rise to unacceptable levels of air, noise or water or light pollution will not be supported.

Where appropriate, development proposals will be required to demonstrate how measures to minimise the impact of pollution have been considered.

Explanation

6.4.32 By working collaboratively with developers, the Town Council will seek to maintain good air quality in the town and strive to deliver improvements so that air quality does not fail national objectives in order to protect public health and the environment.

6.4.33 The CPRE has stated "The tranquillity of the English countryside is one of its most important qualities. Tranquillity is important for our mental and physical well-being. It improves our quality of life. It is also critical to rural economies because it's one of the main reasons why people head out of towns and cities to 'get away from it all'. But getting away from it all is becoming harder and harder to do. Aircraft, cars, roads and building developments are all eroding the tranquillity that means so much to all of us."

6.4.34 The objections received from residents neighbouring the SIG Roofspace facility in response to planning application 17/03089/FUL provide evidence of the need to protect residents who live close to employment sites from noise and light pollution. These are supported by the SDC Environmental Health consultation responses to this application.

Higher level policies for Objective C

6.4.35 SDC Core Strategy Policy CS 25 Healthy Communities supports healthy inclusive communities and sets out the Council's approach to open space and recreation facilities provision for residential developments.

6.4.36 Stratford-on-Avon District Active Communities Strategy (2012-2018) seeks to ensure effective planning and co-ordination of opportunities for participation in sport and physical activity.

6.4.37 SDC SPD 12 Healthy Communities refers to the importance of design of the built environment on health. The way in which buildings and areas are connected through street layout, footpaths and cycle paths and open space can have an impact on physical and mental health and the amount of physical activity that people can undertake. The public realm should be designed to encourage and promote physical exercise and mental well-being.

6.4.38 SDC SPD 9.4 refers to Dementia Friendly communities and how to create better environments for those living with dementia.

6.4.39 SDC Core Strategy Policy CS.7 (Green Infrastructure) is supported by section 3.6.6 "Allotments are an important community facility and demand for them is growing steadily. They make a valuable contribution to biodiversity and healthy lifestyles, represent years of public and individual investment, and are worthy of protection."

6.4.40 SDC Core Strategy Policy AS.2 B Social 5. allows for the provision of additional allotments

6.4.41 WCC Neighbourhood Development Planning for Health promotes healthy, active communities through the neighbourhood planning process.

6.5 Natural Environment

6.5.1 Alcester is a rural town and the Warwickshire Wildlife Trust has designated it a 'Living Landscape'. Its natural setting with many open green spaces and riverside corridors makes a vitally important contribution to the quality of life for people living in Alcester. It is also a major attraction for visitors and tourists, and as a result makes a significant contribution to the local economy.

6.5.2 In the Household Questionnaire 96% of respondents agreed that the green belt and landscape setting are important, and 69.5% picked out spaces important to them. This Plan therefore proposes that many of these green spaces are designated Local Green Spaces thus affording them greater protection.

6.5.3 Alcester's River Arrow Nature Reserve, owned by SDC and managed by the Warwickshire Wildlife Trust, contains a mosaic of habitats which support a variety of wildlife. Alcester officially became a bee-friendly town in 2014. The planning system has a crucial role in helping to reverse bee decline and boost biodiversity.

6.5.4 The town is positioned at the confluence of the rivers Arrow and Alne. Being close to two rivers, much of the town is at risk of flooding. Over the years the town has been subject to flooding from surface water and the watercourses running through it, the most recent being in 2007 when severe flooding affected a large number of properties. Since then much work has been undertaken to improve drainage, install two pumping stations and an underground storage tank for management of excess water. However, the risk of flooding is still a concern for many residents and climate change and further development may increase flood risk unless development is properly managed.

6.5.5 Oversley Wood is designated as ancient woodland. Para 175 (c) of the NPPF states that "development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland...) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists." The Steering Group were advised that Oversley Wood is protected by this designation and no further protection is necessary in this Plan.

Objective A - Protecting the green landscape, green spaces and rivers and bio-diversity.

To protect the rural nature of the town and ensure that its green environment is preserved.

Policy NE 1 – Trees, hedges and landscape features

All new development will be expected to protect mature healthy trees and hedges where appropriate, as per BS 5837: 2012 or the latest British Standard. Where this is not appropriate, new trees and hedges should be planted to replace those lost as part of a mitigation scheme. Where possible and appropriate, new development should incorporate new native tree and hedge planting of a suitable size and species. The new hedge or shrub planting should be implemented as per the recommendations in BS 4428:1989 and any new tree planting should be carried out in accordance with BS 8545:2014 or the latest British Standard.

Significant or sensitive development proposals will also need to demonstrate how they have incorporated a landscape led strategy from the outset in order to avoid retro-fitting of poor quality or token landscape features.

Explanation

6.5.6 From the results of the 2014 Stage 2 Questionnaire, 96% of residents put trees as their first or second priority.

6.5.7 The Ecological Report produced by the Habitat Biodiversity Partnership for Alcester Town Council (August 2018) identified that there were 76 km of hedgerows within Alcester with the majority kept intact.

Policy NE 2 – Biodiversity

Development will not be supported unless it contributes to and enhances the natural and local environment; minimises impacts on biodiversity and provides net gains in biodiversity wherever possible.

Existing ecological networks should be retained and enhanced. New ecological habitats and networks are particularly encouraged and measures to improve landscape quality, scenic beauty and tranquillity and to reduce light pollution are encouraged.

Explanation

6.5.8 The planning system has a crucial role in helping to reverse pollinator decline and boost biodiversity.

6.5.9 Government reports and documents such as 'Making Spaces for Nature (2010), the 'Natural Environment White Paper' (2011), 'Biodiversity 2020' (2011), and National Pollinators Strategy (2014) all emphasise the importance of maintaining and improving biodiversity and the quality of current wild-flower, and rich natural and semi-natural habitats.

6.5.10 Alcester lies within a 'Living Landscape' as defined by the Wildlife Trusts. The Warwickshire Wildlife Trust manages the River Arrow Nature Reserve (a proposed Local Green Space in this Plan). According to their website http://www. warwickshirewildlifetrust.org.uk/reserves/river-arrow the nature reserve is a mosaic of habitats, supporting a range of flora and wildlife. it is valuable for locally rare small teasel and kingfishers.

6.5.11 Aligning with the National Pollinators Strategy, Alcester also officially became a bee-friendly town in May 2014, planting several flower beds around the town with flowers that attract pollinators.

6.5.12 The Habitat Biodiversity Audit in 2015 (a partnership exercise conducted by WCC, University of York and Warwickshire Wildlife Trust) showed a high diversity of habitat and connective hedgerows in the area in the Alcester Neighbourhood Area.

6.5.13 The Ecological Report commissioned by Alcester Town Council in August 2018 from the Habitat Biodiversity Audit Diversity Partnership for Warwickshire, Coventry and Solihull reported that there was a wide range of habitats within the parish and reports of many protected species. It also identified the wildlife corridors created by the rivers, hedgerows and the disused railway track as important ecological networks.

Policy NE 3 – Local Green Spaces

This Plan identifies the following sites to be designated as Local Green Space:

LGS 1 Westbury Park

LGS 2 River Arrow Nature Reserve

LGS 3 Abbey Field

LGS 4 Priory Meadow

LGS 5 Jubilee Fields

LGS 6 St Mary's Park, Kinwarton

LGS 7 Crooks Lane Play Area

LGS 8 Bleachfield Street Play Area

LGS 9 Collins Way Play Area

LGS 10 Moorfields Park

LGS 11 Gas House Lane Recreation Ground (Centenary Field)

LGS 12 Alcester Town Cemetery

LGS 13 Whitehall Farm Green Space

LGS 14 Bleachfield Street North Allotments

LGS 15 Bleachfield Street South Allotments

LGS 16 Allimore Lane Allotments

LGS 17 School Road Allotments

LGS 18 Land at Eclipse Road

The Local Green Spaces are identified on Map 7 and full details are included in Appendix 2.

Development that would harm the openness or special character of a Local Green Space or its significance and value to the local community will not be supported unless there are very special circumstances which outweigh the harm to the Local Green Space.

Explanation

6.5.14   The charity Fields in Trusts estimates that nationally Britain's parks provide more than £34 billion of well-being benefits, by improving mental and physical health – Revaluing Parks and Green Spaces (2018)

6.5.15   The above green spaces all contribute to quality of life and the health and well-being of the community being spaces used for leisure and having social and environmental benefits.

6.5.16   The Stratford-on-Avon District Social Inclusion Statement (May 2015) reports that the Neighbourhood Area contains two of the least privileged Local Super Output Areas (LSOA's) in the District.

6.5.17   From the results of the 2014 Stage 2 Questionnaire, 118 respondents considered these to be one of their top three priorities. The results of the 2015 Household Questionnaire revealed that 96.3 % of residents agreed that Alcester's green belt and landscape setting are important.

6.5.18   The area abounding the River Arrow includes Westbury Park, River Arrow Nature Reserve, Abbey Field, Priory Meadow, and Jubilee Fields which all form a unique green space at the heart of Alcester. SDC Core Strategy Policy AS.2 B7 refers to utilising the river corridors as linear features for recreational purposes.

6.5.19   Detailed descriptions of each Local Green Space are included in Appendix 2

Policy NE 4 – Safeguarding rivers and ponds

Development proposals which adversely affect existing rivers, streams and ponds, including the creation of new culverts, will not be supported.

Explanation

6.5.20   Alcester is located at the confluence of the River Arrow and smaller River Alne. The Town Council acquired Priory Meadow site (LGS 4) in 2016 to complete the Alcester "Green River Corridor" to allow public access for recreational purposes to a central swathe of land in the town adjoining the river.

6.5.21   As the river network is such a part of Alcester's history, all development will be required to safeguard it for the future.

Policy NE 5 – Protecting Valued Landscapes and Important Views

Development proposals must demonstrate how they are appropriate to, and integrate with, the character of the landscape setting whilst conserving, and where appropriate, enhancing the character of the landscape including important landscape features.

The Valued Landscapes and Important Views are shown on:

Map 8 – Valued Landscapes; and

Map 9 – Important Views within the Conservation Area

Development proposals should ensure that all important vistas of the Valued Landscape or Important View (as shown on Maps 8 and 9) and skylines are maintained and safeguarded, particularly where they relate to heritage assets and town approaches.

Proposal which have an adverse effect on a Valued Landscape, Important View or skyline will not be supported.
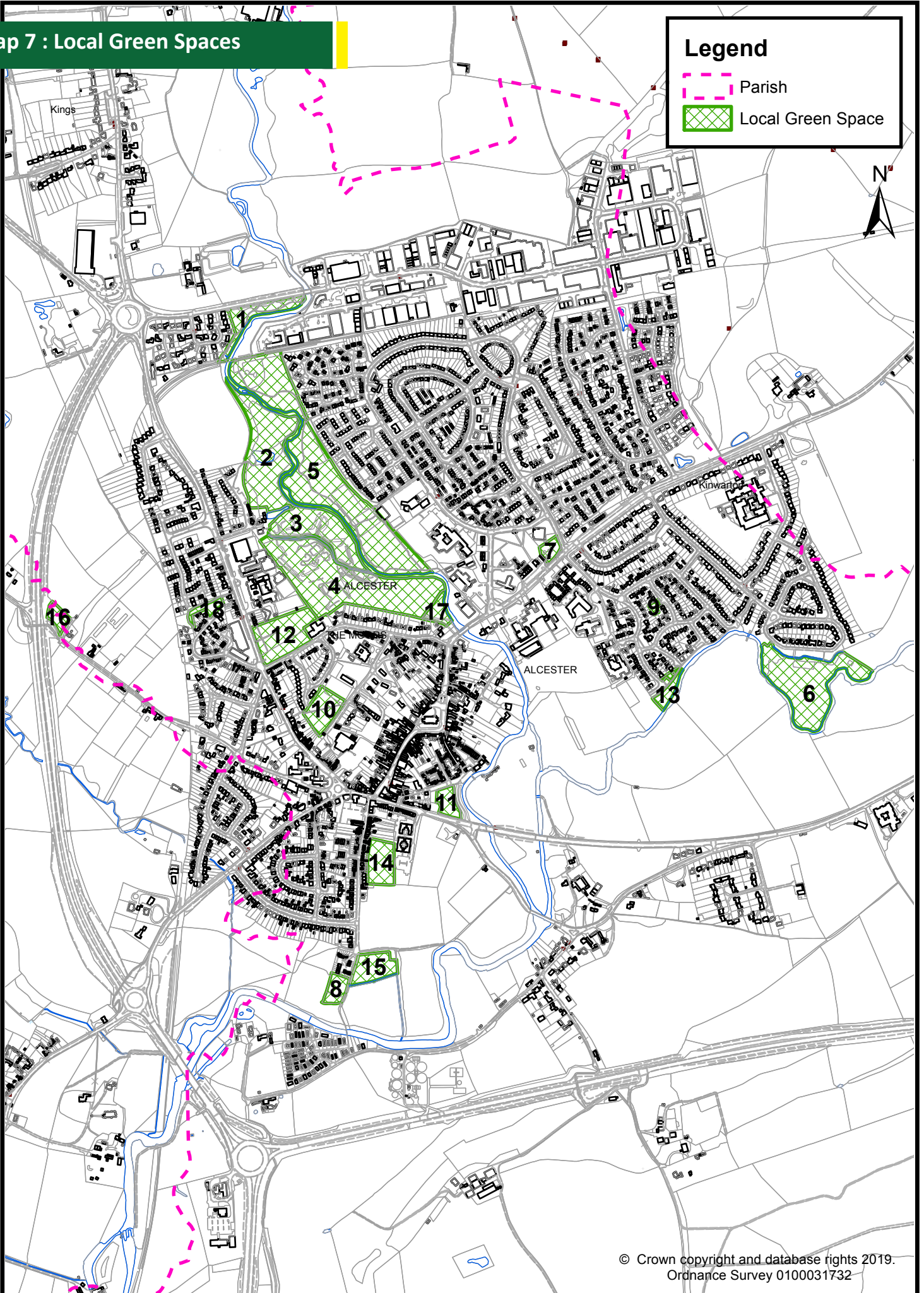
Explanation

6.5.22 Vistas from key viewpoints are a major asset to Alcester and characterise the town. The views over open land bring the countryside into the town. New development should enhance or maintain these views.

6.5.23 The detailed description and photos of the Valued Landscapes are included as Appendix 3.

6.5.24 The Alcester Conservation Area Character Appraisal of December 2008 identified a number of "Important Views" as shown on Map 9.

Higher level policies for Objective A

6.5.25 NPPF Section 8 (Promoting healthy and safe communities), Paragraph 101 states "policies for managing development within a Local Green Space should be consistent with policy for Green Belts."

6.5.26 NPPF Section 15 (Conserving and Enhancing the Natural environment) para 170 states that policies should contribute to and enhance the natural environment by "protecting and enhancing valued landscapes, sites of biodiversity or geological value"

6.5.27 NPPF para 174-177 support protection of biodiversity and geodiversity.

6.5.28 SDC Core Strategy Policy CS.5 (Landscape) Section A (2), "Development should protect landscape character and avoid detrimental effects on features which make a significant contribution to the character, history and setting of a settlement or area."

6.5.29 SDC Core Strategy Policy AS.10 (Countryside and Villages) "All proposals will be subject to a thorough assessment to make sure their scale, nature and location are appropriate, including the need to: minimise impact on the character of the local landscape, communities and environmental features..."

6.5.30 SDC Core Strategy Policy AS.2 A Environmental 3. requires development to "enhance the biodiversity and recreational value of the River Arrow Nature Reserve"

6.5.31 SDC Core Strategy Policy AS.2 A Environmental 4 requires development to "protect existing woodland and reverse fragmentation, including through the provision of development buffer zones."

6.5.32 NPPF para 127 requires that planning policies should aim to ensure that developments are visually attractive as a result of appropriate and effective landscaping (amongst others).

6.5.33 NPPF para 180 provides that policies should ensure that "new development is appropriate for its location taking into account the likely effects including cumulative effects of pollution on health, living conditions and the natural environment..."

6.5.34 Government reports and documents such as 'Making Spaces for Nature (2010), the 'Natural Environment White Paper' (2011), 'Biodiversity 2020' (2011), and National Pollinators Strategy (2014) all emphasise the importance of maintaining and improving biodiversity and the quality of current wild-flower rich natural and semi-natural habitats.

6.5.35 SDC Core Strategy Policy AS.2 B7 refers to utilising the river corridors as linear features for recreational purposes.

6.5.36 SDC Core Strategy Policy CS 5 refers to protection of woodlands, hedges and trees.

6.5.37 SDC Core Strategy Policy CS.6 (Natural Environment) requires development to contribute to "a resilient ecological network"

6.5.38 SDC Core Strategy Policy CS.7 (Green Infrastructure) requires the green infrastructure network to be protected and enhanced.

6.5.39 SDC Core Strategy Policy CS.8 (Historic Environment) Section A, "Priority will be given to protecting and enhancing the wide range of historic and cultural assets that contribute to the character and identity of the District, including: ... (4) the distinctive character of the market towns, villages and hamlets, including their settings, townscapes, streets, spaces and built form;"

6.5.40 SDC Core Strategy Policy CS.9 (Design and Distinctiveness) Section B (2), "Proposals will reflect the context of the locality, ... making best use of on-site assets including landscaping features as well as public views and vistas and not harming existing ones."

6.5.41 Public Health Warwickshire's consultation supported tree planting and noted that this can help reduce the impact of climate change and provide ecological habitats.

Map 7 : Local Green Spaces

Legend

- - - Parish
- Local Green Space

N

1

2

5

3

4 ALCESTER

16

18

12

17

7

9

10

13

6

11

ALCESTER

14

15

8

Kings

Kinwarton

Local Green Spaces

ROMAN STREET ROAD

Kings Coughton Farm

Hotel

Industrial Park

Weir

Weir

King's Coughton

Beauchamp Court

B 4090

Moat

B 4089

Weir

Arden Forest Industrial Estate

FB

FB

Heart of England Way

Coughton Fields Lane

Monarc

Canada Barn

59

KINWARTON CP

Dismtd Rly

Moat

Arden Way

Glebe Farm

Kinwa

Schs

Abbey

Sch

Cemy

Offices

Sch

FB

Sch

School

Alcester ROMAN TOWN (site of)

Weirs

FB

58

Lane

FB

Monarch's Way

VL4

RF Sta

Pol Sta

PO

Weir

Stratford Road

Durlop

68

57

FB

Grunthill

Arrow Farm

A 435

A 422

FB

Weir

FB

VL1

VL2

Oversley Green

Mill La

FBs

Oversley Mill

Sewage Works

A 46

Ws

Arrow Mill Weir

Weir FB

Motel

MS

Motte

44

Lower Oversley Lodge

Primrose Hill

77

76

VL3

Oversley Wood

Map 9 : Important Views

ALCESTER
ROMAN TOWN

KEY

Revised Conservation Area Boundary
September 2008

Important vista within the
Conservation Area

Important view looking out from the
Conservation Area

Important view looking into the
Conservation Area

© Crown copyright and database rights 2019
Ordnance Survey 0100031732
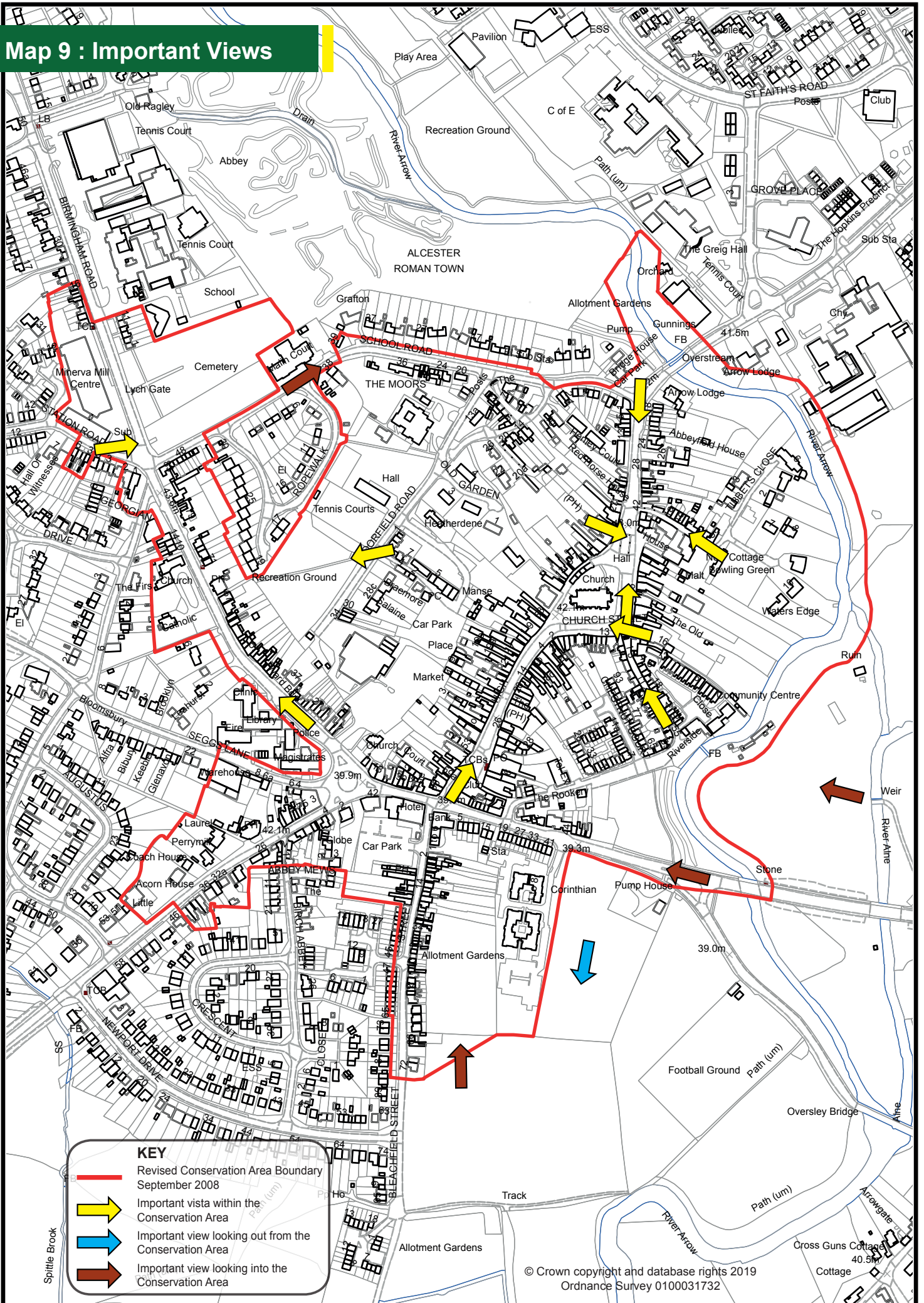
Alcester - Important Views

Objective B– Improve and maintain flood resilience

To ensure that development does not increase current flood risk to properties and that opportunities to reduce risk are taken.

Policy NE 6 – Mitigating and preventing increased flood risk

Development should not increase pluvial or fluvial flood risk. Planning applications for development within the Plan area must be accompanied by site-specific flood risk assessment in line with the requirements of national and district policy but may also be required on a site-by-site basis based on locally available evidence.

Development proposals involving the discharge of surface water into the River Arrow will not be supported unless it can be demonstrated by means of approved comprehensive digital modelling techniques that the proposal will not increase the risk of flooding to properties in the Neighbourhood Area.

All proposals, in areas requiring a flood risk assessment under national policy, must demonstrate that flood risk will not be increased elsewhere and that the proposed development is appropriately flood resistant and resilient.

Information accompanying applications should demonstrate how any mitigation measures will satisfactorily be integrated into the design and layout of the development.

All developments will be expected to include sustainable drainage systems and permeable surfaces. Where site conditions are proven to be unsuitable an alternative drainage solution will need to be agreed with the local planning authority and water authority.

The re-use and recycling of water within developments will be encouraged.

Proposals which do not satisfactorily demonstrate secure arrangements for the prevention of flooding will not be supported.

Explanation

6.5.42 In July 2007, Alcester experienced the biggest flooding event in its recorded history with first surface water flooding which was then combined with river flooding. 150 homes were flooded. Witnesses at the time reported that Gunnings Bridge acted as a dam causing flooding within the town.   This policy seeks to restrict additional surface water being discharged into the River Arrow.

6.5.43 From the results of the 2014 Stage 2 Questionnaire, 100% considered flood risk to be very or somewhat important.

6.5.44 Large parts of the Neighbourhood Area are within Flood Zone 3 as shown on the Environment Agency map in Appendix 6.

6.5.45 The LLFA uses the SuDS hierachy as a list of preferred drainage options when reviewing planning applications and would support developments discharging into a watercourse (subject to conditions). The preferred SuDS options are (in order of preference): infiltration (water into the ground), discharging into an existing water body and discharging into a surface water sewer. Connecting to a combined sewer system is not suitable and not favourable.

Higher level policies for Objective B:

6.5.46 NPPF Section 14, Meeting the challenge of climate change, flooding and coastal change

6.5.47 NPPF para 155 states that "inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere"

6.5.48 SDC Core Strategy CS.2 require proposals to mitigate and adapt to the impacts of climate change by including SuDS [sustainable drainage] and not compromising flood plains;

6.5.49 SDC Core Strategy CS.4C enhancing and protecting the water environment to reduce and mitigate flooding risks;

7. Projects

7.1 This document outlines a set of local Projects that will be implemented over the Plan period 2011 – 2031. These projects are not formally part of the Neighbourhood Development Plan, but they are indicated by several of the Plan's policies.

7.2 There is no priority indicated by the list below and many will depend on available funding, but the Plan indicates some will make very significant changes. As the Submission Plan moves forward through the stages to adoption there may be opportunity to add further scope to the Projects.

7.3 **Project 1 - Promoting and enhancing cycling and pedestrian routes**

A review of existing cycle and pedestrian routes will be undertaken to see how best these can be improved. Surface condition, especially in relation to use by wheelchair and pram users, will be considered. New routes will also be explored.

Opportunities will be sought through negotiations with landowners to create additional permissive rights of way, extending the existing paths and cycleways to link essential residential areas with the Town Centre and schools and to better connect the town's 'Green River Corridor' with other local parishes and the countryside and with the Heart of England Way and Monarch's Way.

Opportunities and appropriate media for promotion of the routes will be considered.

Route signage will be reviewed.

Responsibility for maintenance of the routes, including High Street tueries, will be reviewed, liaising with landowners.

The Town Council will work with Salford Priors PC and Bidford-on-Avon PC on the creation of a cycle route linking the parishes.

Agreed actions will require funding and funding options will include CIL.

7.4 **Project 2 - Town Centre traffic flows**

This Project will consider traffic flows in the Town Centre and options, including a one-way system, liaising with businesses and highways authorities. Any proposal would seek public consensus before implementation.

Agreed actions will require funding and funding options will include CIL.

7.5 **Project 3 - Additional parking**

This Project will consider potential sites for additional short and long stay parking, liaising with landowners and appropriate authorities. From the 2015 Household Questionnaire, when asked what facilities were lacking, 55.1% responded that more car parking was needed.

The provision of coach parking will be considered in order to support tourism.

Existing parking spaces will be reviewed to see if re-design could accommodate more vehicles.

The provision of additional disabled/accessible parking spaces will be considered.

Signage and parking information will also be reviewed. The practical implications of including electric vehicle charging points to existing and new carparks will also be considered.

Agreed actions will require funding and funding options will include CIL.

7.6   Project 4 - Development of the Greig Hall

A working group, with agreed Terms of Reference and reporting to the Town Council, has already been set up to look at future options for the Greig Memorial Hall. An aim is to provide a flexible, long term community facility to meet current and future needs. Tasks include:

- Investigate all options for the site
- Identify potential users
- Identify sources of funding (capital and operational)
- Encourage involvement from the whole community
- Assess the financial viability of any proposal for the site.

7.7   Project 5 - Viability of a swimming pool

It is proposed that a working group be established to look into the viability of a swimming pool, taking into consideration:

- Set up costs
- Ongoing maintenance
- Location options
- Predicted income
- Funding options
- Explore partnerships with schools and business
- Public consultation following viability assessment.

7.8   Project 6 - New footbridge bridge over the River Arrow

A new bridge for pedestrians and wheel chair users across the River Arrow linking Jubilee Fields to Priory Meadow would help increase utilisation of the river corridor for recreational use and provide part of a safer route to schools.

A working group should consider:

- Optimal location
- A rigid construction resilient to flood and satisfying Health and Safety requirements
- Level and Surface of paths to and from the bridge
- Signage
- Responsibility and cost for on-going maintenance
- Funding options

This is a Project for which CIL contributions are likely to be required.

7.9   **Project 7 - Community allotment**

The community allotment will be progressed. It is hoped that it would be divided into small plots so providing more manageable sized areas to work, and an opportunity for allotment holders to work with and socialise with others. Project tasks will include:

• Assess demand

• Identify suitable location

• Consider raised beds

7.10   **Project 8 – Alcester Tech Concept**

This Project will seek to try to rebalance the employment sector and thereby the workforce living in Alcester by promoting a "campus – style" science park with research businesses and an Innovation centre," to be accommodated on an appropriate parcel of land on the edge of the built-up area of Alcester town.

See: Alcester Tech Concept- 2015- Warwickshire Observatory for the Innovation Park- Opportunities and Need in Alcester-Workshop- November 2015

7.11   **Project 9 – Local List of non-designated heritage assets**

The Town Council will consider whether the list of 'Key Unlisted Buildings' in section 8.61 and Map 15 of the Alcester Conservation Area Character Appraisal 2008 should form the basis of an initial assessment for possible inclusion in a local list for Alcester, which should also include any unlisted buildings of comparable significance outside the Conservation Area.

The Core Strategy notes that "Neighbourhood Plans provide an ideal medium to identify, protect and enhance such assets that are valued by the community" (section 3.7.9), and that SDC "will compile a local list of non-designated heritage assets" (section 3.7 'Development Management Considerations', item 3).

Community Infrastructure Levy Regulation 123 (Projects List

8.1   Regulation 123 of the Community Infrastructure Levy (CIL) Regulations 2010 (as amended) places a requirement to publish a list of infrastructure projects or types of infrastructure that the Charging Authority (Stratford-on-Avon District Council) intends will be, or may be, wholly or partly funded by CIL receipts received from qualifying development.

8.2   In England, communities that draw up a Neighbourhood Plan or Neighbourhood Development Order (including a Community Right to Build Order) and secure the consent of local people in a referendum, will benefit from 25% of the levy revenues arising from the development that takes place in their area. This amount will not be subject to an annual limit.

8.3   The levy can be used to fund a wide range of infrastructure, including transport, flood defences, schools, hospitals, and other health and social care facilities. This definition allows the levy to be used to fund a very broad range of facilities such as play areas, parks and green spaces, cultural and sports facilities, academies and free schools, district heating schemes and police stations and other community safety facilities. This flexibility gives local areas the opportunity to choose what infrastructure they need to deliver their Neighbourhood Plan.

8.4   The neighbourhood portion of the levy can be spent on a wider range of things than the rest of the levy, provided that it meets the requirement to 'support the development of the area'. The wider definition means that the neighbourhood portion can be spent on things other than infrastructure. For example, the pot could be used to fund affordable housing where it would support the development of the area by addressing the demands that development places on the area.

8.5   The table included at Appendix 5 has been informed by consultation and preparation of the Alcester Neighbourhood Development Plan. It is important to note that inclusion in this list does not signify a commitment from the Town Council to fund the entirety (or part of) of any particular project through CIL. In addition, the order of projects in the table does not imply any preference for spend.

Monitoring

8.6   Parish, Town and Community Councils must make arrangements for the proper administration of their financial affairs (see Section 151 of the Local Government Act 1972). They must have systems in place to ensure effective financial control (see Accounts and Audit (England) Regulations 2011 and Accounts. These requirements also apply when dealing with neighbourhood funding payments under the levy.

8.7   For each year when they have received neighbourhood funds through the levy, Parish, Town and Community Councils must publish the information specified in Regulation 62A. They should publish this information on their website or on the charging authority's website. If they have not received any money they do not have to publish a report but may want to publish some information to this effect in the interests of transparency.

8.8   There is no prescribed format. Parish, Town and Community Councils may choose to combine reporting on the levy with other reports they already produce. The levy neighbourhood funding income and spending will also be included in their overall published accounts but are not required to be identified separately in those accounts.

8.9   Where a charging authority holds and spends the neighbourhood portion on behalf of the local community, it should ensure that it reports this as a separate item in its own accounts.

9. Appendices

Appendix 1: Housing

Housing Commitments and Completions since 2011 - Alcester Parish

Address	Application Reference	Net number of new homes
Shakespeare Chambers, 3 High Street, Alcester	12/00938/FUL	2
2 Plover Close	12/01437/FUL	1
The Globe Hotel, 54 Birmingham Road, Alcester, B49 5EG	12/02127/FUL	7
The Coach House, Evesham Street, B49 5DS	13/00386/FUL	1
9 Tibbets Close, Meeting Lane, Alcester, B49 5QU	13/01599/FUL	1
Acorn House, Evesham Street, Alcester, B49 5DS	14/01659/VARY	1
Riverside, 42 Malt Mill Lane, Alcester, B49 5QR	15/01171/FUL	1
55 High Street, Alcester, B49 5AF	15/02694/FUL	3
Dorset House, Church Street, Alcester, B49 5AJ	15/03024/FUL	1
Arrow Lodge Medical Centre, Kinwarton Road	12/02491/FUL	1
Land North of Allimore Lane, Alcester (Northern Site)	11/02767/OUT	160
Land North of Allimore Lane, Alcester (Southern Site)	11/02895/OUT	190
Grove House, Gunnings Road, Alcester, B49 6AH	15/04043/FUL	6
Vacant Barn, Ragley Mill Lane, Alcester, B49 5DU	16/00042/FUL	1
27 Kings Coughton Lane, Kings Coughton, B49 5QE	16/03767/FUL	1
Barn At Lower Lodge Farm, Oversley Green	16/04108/COUQ	1
Oversley Castle, Wixford, B49 6DH	13/01140/FUL	12
Alcester Primary Care Centre, Fields Park Drive, Alcester, B49 6QR	14/02929/FUL	39
Bridge Garage Services, Stratford Road, B49 6PG	15/03477/FUL	4
53 Evesham Street, Alcester, B49 5DS	15/03906/FUL	1
Mill Meadow, Birmingham Road, Kings Coughton, B49 5QG	17/02031/FUL	2
8C High Street, Alcester, B49 5AD	13/01316/FUL	-1
Total		*435*

LGS1 Westbury Park

Owned and managed by Alcester Town Council. This tranquil green area is bounded by the B4089, Arden Road, to the north and the River Arrow to the south. It is a grassed area, with benches and trees providing shade. It is adjacent to both a residential area and business premises on the Arden Forest Estate so is regularly used both by householders and workers. There are access points off the B4089 and also via a path off Greville Road making it the nearest green space accessible to residents of the Westbury Park development.

LGS2 River Arrow Nature Reserve

Owned by Stratford-on-Avon District Council and managed by the Wildlife Trust, with the support of a local group of volunteers. Designated a Local Nature Reserve in 1993, it contains a variety of habitats including ponds, river, meadow and woodland. Supports a variety of wildlife including bats, small teasel, kingfishers and regionally scarce beetles. It is also designated as a Field in Trust.

The banks of the River Arrow are edged with willow, alder, oak and hawthorn, which provide ideal perches for kingfishers. The sloping pebble beach provides the perfect habitat for reeds and wetland plants, as well as offering an attractive feeding area for many birds and insects such as grey wagtails and several regionally scarce beetles.

In addition to being a popular walking area by residents, the nature reserve is also regularly attended by science groups from nearby Alcester Grammar School to study the flora and wildlife.

The site is identified as a potential Local Wildlife Site in the 2018 Ecological Report by the HBA Partnership.

LGS 3 Abbey Field

Owned and managed by Stratford-on-Avon District Council, it is part of the River Arrow Nature Reserve and includes a Scheduled Monument site. Mounds and depressions are evidence of a Benedictine Abbey founded in 1140. A foot bridge links it to Priory Meadow.

LGS 4 Priory Meadow (now part of Abbey Field)

Owned and managed by Alcester Town Council, the Scheduled Monument site extends into the meadow, and includes the underground remains of the main Abbey buildings. An Abbey once covered this land in the 12th and 13th Centuries.

This large meadow has recently been acquired by the Town Council and is still being developed. It has mowed pathways and rustic seating and is used by walkers enjoying the river corridor. One of the projects in this Neighbourhood Plan is to create a bridge from this meadow across the river to Jubilee Fields in order to increase accessibility and utilisation of this river corridor.

LGS 5 Jubilee Fields

Designated a Field in Trust this is owned and managed by ATC. Bordering the north bank of the River Arrow the fields include a children's and adult play equipment, the community orchard, and a skate boarding park and multi-use games area used by the youth of the town.

Jubilee Fields is the closest recreational area to the residential area known as the Conway Estate, which is one of the most deprived areas in the District, according to the Stratford-on-Avon District Social Inclusion Statement – May 2015. Earlier this century, ATC, together with a group called Vision for Alcester, instigated the provision of improved facilities at Jubilee Fields for all ages. These included the skate park, multi -use games area and adult play equipment and community orchard.

The building at the edge of the fields is known as the Jubilee Centre and is used regularly for community meetings and part of it, called the Depot, is the base for a Youth Club.

The large open grassed area is used by many children for ball games and is also used for community events such as the annual Tug of War Games which are contested by teams across the region and attract many spectators.

Many walkers, including those with canine friends, use the Jubilee Fields daily. It is also used as a beginners' trail for a Nordic Walking group.

The Community Orchard project was a partnership between the Warwickshire Wildlife Trust and Alcester Town Council and delivered activities and workshops for the local community which encouraged people to explore their local area and the wildlife it holds.

The project planted 45 mixed fruit trees with some traditional varieties like the Wyken Pippin and Warwickshire Drooper and included a new path with a quiet seating area in the centre for relaxing in and of course to access the fruit to pick in the future. The area was also planted up with wildflower seeds and a new picnic area was opened up for families to enjoy.

Orchards have a significant ecological value - the spring blossom provides food for insects such as bees, butterflies and hoverflies and this can be a benefit to the surrounding area as it will encourage more pollinators into that area. The buds and fruit can be important for birds such as bullfinches, fieldfares and redwings. Over the next few years the orchard will become more established and there with be a variety of fruit for local people to enjoy.

LGS6 St Mary's Park, Kinwarton

Within the Alcester Neighbourhood Area but is owned and managed by Kinwarton Parish Council. Designated a Field in Trust, it contains a young children's play area (fenced off so that it is dog-free) and parkland bounded by the River Alne to the South.

Older children use the grassed area for games; there is a set of small goal posts. Adults use it for recreation too and there are benches overlooking the river.

It is the only recreation area serving the large residential area to the north of Throckmorton Road/St Mary's Road and south of Captains Hill.

LGS 7, 8, 9 and 10 Spaces with Children's Play areas

These are all recreational green spaces containing children's play equipment close to residential areas and are well used. Except for LGS 7, Crooks Lane play area which is managed by Stratford-on-Avon District Council, they are managed by Alcester Town Council.

Crooks Lane play area has play equipment suitable for older children including large climbing frames. It is used as a meeting place by many teenagers from the Conway Estate area.

Bleachfield Street play area is situated at the end of the street in a quiet leafy area which has benches and play equipment.

Collins Way play area is the smallest of all the play areas in the Neighbourhood Area. It serves the residential area bounded by Fields Park Drive and Throckmorton Road in which many young families reside.

Moorfields Park is the only play area near to the Town Centre. In addition to a fenced off area with play equipment for younger children there is grass land for playing ball games and play equipment for older children. Two pathways across the park link the Town Centre to residential areas.

LGS 11 Gas House Lane Recreation Ground ("Centenary Field")

Owned and managed by Alcester Town Council, this green space runs alongside the River Arrow and is a key feature in the approach to the town from Stratford A46 direction. It forms part of a Scheduled Monument covering a large area of Alcester Roman Town.

It is a designated Field in Trust and was renamed Centenary Field on 11th November 2018 as a commemoration of the centenary of the end of the Great War.

A path through it links Stratford Road with Gas House Lane. It offers a good location for riverside picnics and is used for town social events such as Alcester Duck Race.

LGS 12 Alcester Town Cemetery

Owned and managed by Alcester Town Council the cemetery also includes a pedestrian footpath which links Priory Meadow to Birmingham Road. It is a well used quiet place for contemplation with plenty of benches.

LGS 13 Open space near Whitehall Farm

Amenity land owned and managed by Alcester Town Council. This is a tranquil area of grassland, with a bench and edged by trees. It is located at the far end of Fairwater Crescent and is the only green open space on the residential estate to the south of Throckmorton Road, other than a child's play area a few streets away.

LGS 14, 15, 16 and 17 Allotments

Managed by Alcester Town Council. Allotments are popular among residents. SDC Core Strategy Policy AS.2 B5 provided for additional allotments given a shortfall. Since then ATC has established the School Road allotments and currently supply is equalling demand.

The allotments are well tended and provide residents with the opportunity to exercise while gardening, grow produce and socialise with others. Both the Bleachfield Street allotments (LGS 15 & 16) have scenic views over the local countryside looking towards Oversley Wood.

LGS 18 Land at Eclipse Road

Amenity land owned by Central Corporate Services Ltd and managed by Alcester Town Council. This is the only green space to the west of Birmingham Road and serves as a recreation area for the residents of the Eclipse Road area.

VL1

The view from the footpath in the meadow north of the River Arrow in Oversley Green looking north north west towards Bleachfield Street and Corinthian Court (Grid Reference SP 09091, 56918) shows the wet grasslands leading towards the town.

The area is a protected archaeological site as there is evidence of historical Roman remains and is a designated scheduled monument. There are several paths across the area which are used extensively by walkers and dog walkers. The River Arrow forms the ancient boundary between the Coughton and Ragley Estates. A flood bund crosses the fields, protecting a low-lying area of Alcester. The area includes a ford and ancient hedges, and is a sanctuary for many birds. Owned by Ragley Estate, the fields are cut for fodder once a year and contain many species of wild flowers.

VL2

The view from Mill Lane, Oversley Green looking north north west towards Bleachfield Street and Corinthian Court (SP09163, 56705) shows the varied tree cover alongside the course of the River Arrow with wet grassland and meadows either side. Mill Lane is part of a popular circular route for walkers between Alcester Town and Oversley.

VL3

This view from the high point of Oversley Wood looking north to Alcester Town (SP10097,56180), shows a landscape of hilltop mixed semi-natural and natural woodland overlooking the valley.

The trees were cut about 50 years ago by the Forestry Commission to provide a view of Alcester in the river valley below to the north but the strong tree cover now largely screens the town from view. This view shows how factory units and schools have been built using white material, which look out of keeping with the surroundings. A forest path on the crest of the hill has a seat here providing a fine and interesting view to a weary walker.

VL4

The view from the old railway bridge on Allimore Lane looking south east towards Oversley Wood (SP08463,57468) shows an intimate urban landscape with mixed hedgerows and trees on the edge of the town.

From the old railway bridge, the centre of Alcester is approximately 400 yards ahead. The lane has very little traffic and is extensively used by walkers seeking the countryside.

Not far behind this point on Allimore Lane, development is scheduled up to the by-pass (see Map 3) and therefore the preservation of this landscape is all the more important.
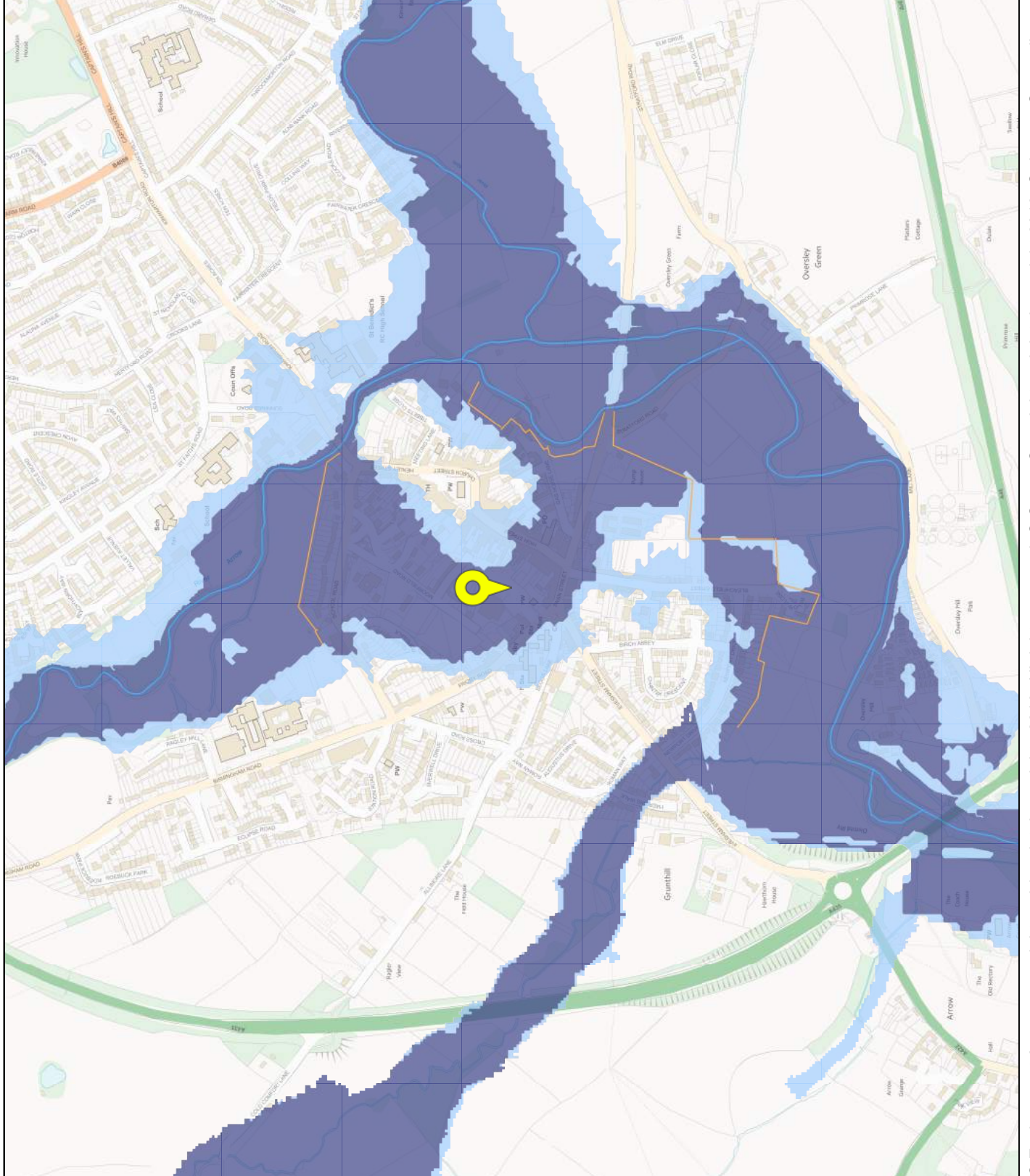
Environment Agency

Flood map for planning

Your reference
Alcester

Location (easting/northing)
408873/257378

Scale
1:10000

Created
11 Mar 2019 1:41

Selected point

Flood zone 3

Flood zone 3: areas benefitting from flood defences

Flood zone 2

Flood zone 1

Flood defence

Main river

Flood storage area

0   100   200   300m

Page 2 of 2

Infrastructure types and examples of projects that may be wholly, or partly, funded by CIL (Provision, improvement, replacement, operation or maintenance of)	NDP Reference	Content and Scope
Transport		
• Cycling and pedestrian routes	Policy T1	Connectivity of new developments should provide good accessibility for cyclists and pedestrians and integrate into existing routes to reduce car journeys.
	Project 1	Review of existing routes and exploration of new routes, to improve connectivity, encourage a healthier lifestyle and reduce car journeys and therefore congestion on the town centre roads. Includes consideration of surface condition for wheel chair and pram users. Safer routes to schools is included. Working with Salford and Bidford Parish Councils to establish a cycle route linking the parishes. Opportunities for promotion of routes to be considered.
• Town Centre traffic management	Project 2	Consideration of traffic flows in the town centre and options for reducing congestion and enhancing the free flow of traffic within the town.
• Car parking	Project 3	Review of existing and potential new sites to meet the need for additional car parking. Suitable parking for coaches also to be considered, to encourage tourism. 'Drop off' locations for schoolchildren also to be reviewed to enhance safety. Review parking information and signage. Addition of electric car charging points if practical.
Community, Leisure and Well-being		
• Enhancing community and leisure facilities	Policy CLW1	Enhancing and improving existing community and leisure facilities, indoor and outdoor, including play areas.
	Project 4	Consider future options for the Greig Memorial Hall in order to provide a flexible, long term community facility to meet current and future needs.
	Project 5	A project to consider the viability of building and on-going maintenance of a swimming pool.
• Enhancing access and utilisation of open green spaces	Policy CLW2	Improving access to and recreational usage of open spaces and river corridors.
	Project 6	Creation of a new footbridge over the River Arrow to link Jubilee Fields and Priory meadow to enhance access along the river corridor.

• Promoting an active and healthy community	Policy CLW3 Policy CLW4	Support for proposals creating or enhancing facilities enhancing peoples' mental and physical health. This includes provision of allotments.
	Project 7	Creation of a community allotment to enable residents to grow their own food and to work with and socialise with others.
Economy • New and enhanced education facilities	Policy EC6 Policy EC7 Project 8	Investment in education and learning facilities for people of all ages to meet skill shortages of local employers and residents learning needs.
• Promoting tourism	Policy EC8 Project 1 Project 3	A policy and two projects contribute to promoting tourism – these include improving attractions and accommodation, cycleways and footpaths, signage and parking.
• Promoting business	Policy EC5 Project 8	Support for commercial development Promoting a "campus – style" science park with research businesses and an Innovation centre.
Natural Environment • Protecting our natural environment	Policy NE1 Policy NE2 Policy NE3	A number of policies relate to protecting and enhancing our green spaces, rivers and biodiversity which are so important to Alcester's rural environment.
• Improving and maintain flood resilience	Policy NE6	The Town Council will work with and liaise with appropriate authorities to mitigate and prevent increased flood risk to all properties within the NP area.
Housing and the Built Environment • Housing Needs Surveys	Policy HBE1 Policy HBE2 Policy HBE3 Policy HBE4	The mix and type of housing and its affordability must be based on the most up-to-date housing evidence.

10. Glossary

Alcester Neighbourhood Plan Glossary

A

Affordable Housing	Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market
ATC	Alcester Town Council

B

Brownfield Land	Land which is or was occupied by a permanent structure, including the curtilage of the developed land, and including any associated fixed surface infrastructure. It excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time (also known as Previously Developed Land)
BS	British Standard

C

CA	Conservation Area
CIL	Community Infrastructure Levy
CS	Core Strategy produced by Stratford-on-Avon District Council
CSW	Coventry Solihull and Warwickshire (Broadband)

F

Fields in Trust	Fields in Trust, is a British charity which protects parks and green spaces and promotes the cause of accessible spaces for play, sports and recreation in British cities and towns

G

Greenfield Land	Land that has not been previously developed including land in agricultural use, private residential gardens and parks, playing fields and allotments
Green Belt	A specifically defined area within which most forms of development are strictly controlled

H

Health and Wellbeing Town	At its Full Council meeting on 26 May 2015 Alcester Town Council declared itself a "Health and Wellbeing Town" as part of an initiative supported by Warwickshire County Council and Warwickshire Public Health

K

Key Worker	Workers employed in and providing key public services in Stratford on Avon District including nurses and other NHS staff, school teachers, police officers, fire fighters, prison service and probation office staff and social workers.

L

Low cost business space	Generally of a lower specification than prime business space and commands rents at or below the market average

N

NDP	Neighbourhood Development Plan
NPPF	National Planning Policy Framework - national guidance published by the UK Government in July 2018 which sets out the key issues to be considered in relation to planning policy and development management

S

SDC	Stratford-on-Avon District Council
Special Landscape Area	A designation covering landscape in the District which is judged to be of high quality at the local level and requires protection from inappropriate forms of development and activity.
SPD	Supplementary Planning Document (to the Core Strategy)

W

WCC	Warwickshire County Council
WRCC	Warwickshire Rural Community Council - a registered charity which conducts independent Housing Needs Surveys

Readers of this Neighbourhood Plan are also referred to the Glossary of Technical Terms at the end of the SDC Core Strategy https://www.stratford.gov.uk/doc/173518/name/SDC%20CORE%20STRATEGY%202011%202031%20July%202016.pdf

1. Stratford-on-Avon District Core Strategy 2011 – 2031 – July 2016
https://www.stratford.gov.uk/templates/server/document-relay.cfm?doc=173518&name=SDC%20CORE%20STRATEGY%20 2011%202031% 20July%202016.pdf

2. National Planning Policy Framework - July 2018
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_web.pdf

3. Stratford-on-Avon District Development Requirements Supplementary Planning Document (SPD) – consultation draft March 2018
https://www.stratford.gov.uk/doc/206808/name/Development%20Requirements%20Draft%20SPD%20March%202018.pdf

4. Strategic Housing Land Availability Assessment 2018 – consultation draft August 2018
https://www.stratford.gov.uk/doc/207407/name/MRCs.pdf

5. Environment Agency Flood Map for Planning
http://apps.environment-agency.gov.uk/wiyby/37837.aspx

6. Stratford on Avon District Council Open Space, Sport and Recreation Assessment - September 2014
https://www.stratford.gov.uk/doc/205852/name/ED4121%20Open%20Space%20Sport%20and%20Recreation%20 Assessment%20Update% 20Arup%20September%202014%20.pdf

7. Alcester Conservation Character Appraisal – September 2008
https://www.stratford.gov.uk/doc/206112/name/Alcester%20Conservation%20Area%20Character%20Appraisal%20Pages%20 1%2037% 20.pdf
 https://www.stratford.gov.uk/doc/206113/name/Alcester%20Conservation%20Area%20Character%20Appraisal%20Pages%2038%20135% 20.pdf

8. Alcester Conservation Area broadsheet
https://www.stratford.gov.uk/doc/206114/name/Alcester%20Conservation%20Report.pdf

9. Historic England National Heritage List for England
https://historicengland.org.uk/listing/the-list/

10. Alcester Landscape Sensitivity Study – 2011
https://www.stratford.gov.uk/doc/205826/name/B2%20Alcester%20Landscape%20Sensitivity%20Study.pdf

11. Green Infrastructure Study for the Stratford-on-Avon District - August 2011
https://www.stratford.gov.uk/doc/205822/name/ED4132%20District%20Green%20Infrastructure%20Study%20August%202011. pdf

12. Stratford on Avon District Ecological and Geological Assessment- 2010
https://www.stratford.gov.uk/doc/205850/name/ED4102%20Ecological%20and%20Geological%20Assessment%20of%20 Main% 20Settlements%202009%2010.pdf

13. Ecological Report for Alcester Town Council – Habitat Biodiversity Partnership for Warwickshire, Coventry and Solihull – 2018
https://www.alcester-tc.gov.uk/neighbourhoodplan/

14. Alcester Tech Concept – Warwickshire County Council – powerpoint 2015
https://www.alcester-tc.gov.uk/neighbourhoodplan/

15. Alcester Market Town Destination Benchmarking Survey 2017
https://www.stratford.gov.uk/doc/206718/name/Alcester%20Destination%20Benchmarking%20Final%20Report%202017.pdf/

16. 2011 Census
https://www.ons.gov.uk/census/2011census

17. WRCC Housing Needs Survey for Alcester Town Council – 2017
https://www.stratford.gov.uk/doc/175424/name/Alcester%20HNS%20report%20Sept2017.pdf/

18.Design Council Healthy Placemaking Report
https://www.designcouncil.org.uk/sites/default/files/asset/document/Healthy_Placemaking_Report.pdf

19.British Research Establishment Overheating Guidance
https://www.bre.co.uk/filelibrary/Briefing%20papers/116885-Overheating-Guidance-v3.pdf

20.NHBC New Homes Statistics Review 2016
http://www.nhbc.co.uk/cms/publish/consumer/Media-Centre/Downloads/2016-Annual-Stats.pdf

21. Stratford on Avon District Design Guide - April 2001
https://www.stratford.gov.uk/doc/175516/name/stratford%20district%20design%20guide.pdf

22.   WCC Briefing Note for Alcester Town Council - School places in the Alcester area 2017
https://www.alcester-tc.gov.uk/neighbourhoodplan/

23.   Manual for Streets 2 (MfS2) – 2010
https://www.gov.uk/government/publications/manual-for-streets-2

24.   Making Space for Cycling – 2014
http://www.makingspaceforcycling.org/

25.   Next Generation Mobile Technologies – a 5G strategy for the UK
https://www.gov.uk/government/publications/next-generation-mobile-technologies-a-5g-strategy-for-the-uk

26.   Future Telecoms Infrastructure Review
https://www.gov.uk/government/publications/future-telecoms-infrastructure-review

27.   Can You Dig It? Hope, N & Ellis, V (2009)
http://www.nlgn.org.uk/public/wp-content/uploads/can-you-dig-it.pdf

28.   WCC Neighbourhood Development Planning for Health
https://apps.warwickshire.gov.uk/api/documents/WCCC-630-656

29.   Fields in Trust – Revaluing Parks and Green Spaces
http://www.fieldsintrust.org/Upload/file/research/Revaluing-Parks-and-Green-Spaces-Report.pdf

30.   Making Spaces for Nature – 2010
http://webarchive.nationalarchives.gov.uk/20130402170324/http://archive.defra.gov.uk/environment/biodiversity/
documents/201009space-for-nature.pdf

31.   Warwickshire Observatory website
http://www.warwickshireobservatory.org/data-charts/

32.   Alcester Town Council Bee Friendly Town Strategy – 2013
https://www.alcester-tc.gov.uk/neighbourhoodplan/

33.   University of Birmingham research paper - Timeline and Reasons for the Flood in Alcester in 2007 – 2013
https://www.alcester-tc.gov.uk/neighbourhoodplan/

34.   Design for Homes Building for Life 12
http://www.designforhomes.org/projects/buildingforlife/

35.   Healthy Travel Choices in Warwickshire
http://hwb.warwickshire.gov.uk/2016/10/07/healthy-travel-choices-in-warwickshire/

36.   Stratford-on-Avon Social Inclusion Statement – May 2015
https://www.stratford.gov.uk/doc/173716/name/0768%20Social%20Inclusion%20Statement%20MAY15.pdf/

37.   WCC Education and Learning – Primary School Places in the Alcester Area – August 2018
https://www.alcester-tc.gov.uk/neighbourhoodplan/

38.   Stratford-on-Avon District Council - Retail Study June 2008
https://www.stratford.gov.uk/doc/205890/name/ED454%20Convenience%20Goods%20Retail%20Study%20June%202008.pdf

39.   Alcester Town Plan Sept 2007
https://www.stratford.gov.uk/doc/173672/name/Alcester%20Town%20Plan%20FINAL%20version.pdf

40.   Measuring Social Inclusion in Stratford on Avon District - August 2013 Warwickshire Observatory
https://democracy.stratford.gov.uk/documents/s29378/Measuring%20Social%20Exclusion%20in%20Stratford-on-Avon%
20District%20appendix%20A.pdf

41.   Building for Life Partnership (2012). Building for Life 12. Design Council
https://www.designcouncil.org.uk/resources/guide/building-life-12-third-edition

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

Alcester Town Council
Globe House
Priory Road
Alcester
B49 5DZ

01789 766084
administration@alcester-tc.gov.uk