

Alcester Neighbourhood Plan

Emerging Policies Document – September 2017

Background

Work has been underway since late 2012 on the production of the Alcester Neighbourhood Development Plan when a Steering Group was set up by the Town Council. Significant progress was however delayed until Stratford-on-Avon District Council adopted its Core Strategy in July 2016.

The Neighbourhood Plan for Alcester is designed to take advantage of the legislation put in place by the 2011 Localism Act which allows local neighbourhoods and communities to develop a land-use planning policy document for their own area.

This document is the first stage of the detailed drafting of the Plan which, when finalised and formally adopted, will manage development until 2031.

This Emerging Policies Document sets out the overall vision and objectives for the neighbourhood planning process. It goes on to set out broad policy outlines targeted at addressing these issues.

This is not a full draft Plan, but it offers the reader (whether a local resident or business) the opportunity to consider the overall framework that is being used to develop the draft Neighbourhood Plan and to comment on further development.

Context

The Neighbourhood Plan will have to work alongside the Stratford-on-Avon Core Strategy. This is a strategic document, covering the entire District and deals with major issues of housing and employment growth, as well as the broader issues of heritage, conservation and countryside protection. The Core Strategy identifies Alcester as a Main Rural Centre and as such an area suitable for some housing development.

Planning permission has already been granted in outline for up to 350 houses on two adjacent sites on Allimore Lane which were identified in the Core Strategy. Reserved matters applications for these sites are currently being considered by Stratford District Council. These significant developments set the context for the Neighbourhood Plan.

Next steps

The next steps are to gather the community's view on the Vision, Objectives and the suggested policies. We are committed to ensuring that the Neighbourhood Plan reflects the views of as many people as possible. It is therefore important that you offer your comments and suggestions at this stage.

Please complete and return the Comments Form at the end of this document

Neighbourhood Plan Vision

The following Vision has been developed by the Town Council's Steering Group to help guide the development of the aspirations and policies which will form the Neighbourhood Plan for the period 2017-2031.

“In 2031 Alcester will be an attractive, thriving Town with a valued historic character located in a beautiful rural setting and offering a high-quality education for all ages, a wide range of high quality housing, high quality local employment opportunities and excellent community and recreational facilities”

Theme 1 – Economy

Objective

To promote and protect economic activity appropriate to the character of Alcester and encourage job opportunities, particularly for the young.

Suggested policies:

B1 - Employment on brownfield sites

Support for new and improved office and employment sites (larger units) on existing brownfield sites.

B2 – Business Start Up

Support for home working, conversion of home industries and small-scale office and flexible units suitable for start-up businesses including appropriate infrastructure.

B3 – Employment Land

Retention of existing employment land, but criteria for when it may be reused and removed and what may replace it. Preference for commercial use unless amenity issues or viability/ marketing.

B4 – Further education

Support for development for tertiary vocational based training for young adults, adult education and training.

B5 – Tourism

Support for new tourist attractions, small scale leisure developments, conference and meeting facilities and visitor overnight accommodation.

Theme 2 - Town Centre

Objective

To promote opportunities for existing businesses to expand and to attract new businesses to expand and to promote Alcester as an attractive destination for tourists and day visitors.

Suggested policies:

S1 – Outdoor spaces

Supporting public realm (the space between buildings) and street furniture improvements within the Town Centre.

S2 - Shop frontage design

Protecting key shopping frontages from being undermined by non-retail uses. Perhaps resisting certain types of uses. The importance of key frontages could be reinforced.

S3 – Loss of High Street Uses

Protection of retail use of existing shops unless proven to be unviable.

S4 - Other Town Centre sites

To support the redevelopment of brownfield sites for retail and commercial use.

Theme 3 - Leisure and recreation

Objective:

The plan will support the delivery of improved and new leisure and recreation facilities, where they are easily accessible to residential areas and offer opportunities for health and exercise.

Suggested policies:

L1 - Local Green Spaces

The Neighbourhood Plan would designate spaces for protection from development.

L2 – Public Open Space

Support for the provision of new allotments, parks and play spaces and other recreation facilities.

L3 – Allotments

Policy protecting allotments from development unless alternative provision provided.

L4 – Public Footpaths

Encourage maintenance and development of existing and future public footpaths.

Theme 4 - Transport

Objective

To improve and retain key local connections to ensure that there is appropriate transport infrastructure and improved public transport to meet and allow the proposed growth of Alcester.

Suggested policies:

T1 – Sustainable Transport

Ensuring that public transport, walking and cycling are given priority in the delivery of new developments. Make sure that links to these networks are included in detailed design. Support for “safer routes to school”

T2 – Links to Town Centre

Importance of creating new and improving existing walking links between housing and the Town Centre.

T3 – Car Parking

Very supportive of applications for additional car parking.

T4 – Traffic and the Town Centre

All applications should take account of traffic impact on the Town Centre.

T5 – Traffic impact

Developments must consider their wider traffic impact and improve highway safety and reduce speed where necessary.

Theme 5 – Housing

Objective

To provide the right mix and type of housing to meet the particular needs of Alcester supported by appropriate infrastructure, whilst enhancing the character and identity of the Town.

Suggested policies:

H1 – Residential Development within Alcester Town

Policy limiting development within the built-up boundary to small scale development

H2 – Residential Development elsewhere in the Parish

Policy limiting development in the rural parts of the Parish to that fulfilling identified need

H3 - Reuse of brownfield sites

Policy which prioritises the use of brownfield sites and land for development within the Town for housing.

H4 – Housing Mix and Standards

Policy that deals with the mix of housing, with a focus on housing for elderly and young people (inc. affordable) but also sets standards for size of garden, parking etc.

H5 – Energy Efficiency

Policy that encourages the use of sustainable design and construction, including consideration of Lifetime Homes and Code for Sustainable Homes. Support for carbon neutral/low carbon housing.

Theme 6 – Environment

Objective

To support, protect and enhance the Town’s rural character and landscape value.

Suggested policies:

E1 – Protection and enhancement of existing green infrastructure

Protection for trees, hedgerows, historic field patterns, best agricultural land.

E2 - Green views

To identify key views to protect from inappropriate development

E3 – Blue infrastructure

Policy protecting rivers within the Town.

E5 – Reducing flood risk

Policy prohibiting development which increases flood risk.

Theme 7 - Community facilities

Objective:

To provide additional community facilities and opportunities for wider community uses, particularly for young people, older people, and for sports and activities.

Suggested policies:

C1 - Health Provision

Where appropriate, contributions for primary healthcare infrastructure will be sought to meet housing and employment growth. Developments should focus on the physical and mental well-being of existing and future residents, including preventative healthcare including high quality green spaces, design and transport.

C2 – Education and Child Care Provision

Support for expansion of existing provision and new provision for nursery, primary, secondary and tertiary education.

C3 – Leisure Facilities

Support for enhancement of and provision of new built leisure facilities for residents of all ages.

Theme 8 - Design and heritage

Objective:

To safeguard the quality of the built environment and heritage assets which can be celebrated as a key part of the Town's history, character and identity.

Suggested policies:

D1 – Residential design

Policy that focuses on the design of new residential neighbourhoods including densities, materials etc.

D2 – Space between buildings, signage, lighting street furniture.

Development should contribute to the street scene, be sympathetic to existing buildings in terms of scale and overlooking, improve public realm including appropriate green planting.

D3 – Heritage assets

List of Heritage Assets which should be protected and enhanced. This should offer a clear understanding of which heritage assets have community and cultural value.

Alcester Neighbourhood Plan
Emerging Policies Document - Response Form

Name.....Postcode.....

Do you agree with the emerging Vision?

Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree

Do you agree with the emerging Objectives?

Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree

Comments on Vision and Objectives (if any)

Do you think that any key issues have been missed?

Yes	No

What has been missed?

Do you support the suggested draft policies?

Strongly support	Support	Neither support nor object	Object	Strongly object

Comments on draft policies (if any)

<u>Economy</u>	<u>Housing</u>
<u>Town Centre</u>	<u>Environment</u>
<u>Leisure and Recreation</u>	<u>Community Facilities</u>
<u>Transport</u>	<u>Design and Heritage</u>

Please return this form to Alcester Town Council by 30th September 2017

Email: administration@alcester-tc.gov.uk

Or by post: Globe House, Priory Road, Alcester, B49 5DZ

Or hand deliver to any ATC collection box located at Alcester Library, St Nicholas Church or Alcester Health Centre