

**Report on the
Public Consultation Event
held in Great Aine on
14th January 2016**

**Report by Sarah Brooke-Taylor
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January 2016



Proposed development of seventeen new homes for local people on Spernal Lane, Great Alne

The Public Consultation Event was held as a drop-in event in Great Alne and Kinwarton Memorial Hall, Henley Road, Great Alne from 3pm to 7pm on Thursday 14th January 2016. It was advertised by posters and word of mouth, and an article was published in the village newsletter and on Great Alne Parish Council's website.

Housing needs surveys were carried out by WRCC in 2010 and 2014 on behalf of Great Alne Parish Council. The survey in 2010 identified a need for seven properties to rent from a housing association and the 2014 survey identified a need for ten local market homes.

A community coffee morning was organised by the Parish Council in February 2015 and attended by approximately sixty-five people. At that event the Parish Council Chairman advised the community that a formal public consultation would take place before a planning application was submitted.

Great Alne Parish Council has been involved in the design of the proposed scheme on Spernal Lane and pre-application advice has been sought from Stratford-on-Avon District Council Planning Department. Discussions regarding highways issues are ongoing with Warwickshire County Council.

Any scheme to develop new 'local choice' homes should have the support of the local community and a local housing need must be demonstrated. The homes will be subject to a planning obligation, referred to as a 'Section 106 Agreement', which limits occupation of the homes to people with a local connection. The local connection criteria are:

- Born in the parish
- Currently residing in the parish
- Presently employed in the parish
- Has a close family member who resides in the parish
- Was resident in the parish but forced to move away for lack of affordable housing

Approximately forty-five people attended the public consultation event, which was supported by representatives from Great Alne Parish Council, Orbit Housing Association, Warwickshire Rural Housing Association, Linfoot Homes and WRCC.

The event gave local people the opportunity to look at the proposed site layout and elevations, and talk to the representatives as detailed above.

The proposed tenures and sizes are:

- Housing Association rent
 - 2 x 2 bedroom bungalow
 - 2 x 2 bedroom house
 - 2 x 3 bedroom house
 - 1 x 4 bedroom house

- Local market ownership
 - 2 x 2 bedroom house
 - 1 x 3 bedroom bungalow
 - 2 x 3 bedroom house
 - 4 x 4 bedroom house
 - 1 x 5 bedroom house

Comments

Twenty-one people provided written comments, the majority of which are supportive of the proposal. The comments are reproduced below, whole and verbatim except where a comment could identify someone.

- Looks like a really neat use of the available plot with a good variety of housing available.
- Keen on this development. Have seen similar in Ilmington - excellent. Would like to purchase the bungalow - plot 3. Homes to meet local needs - excellent proposal.
- There are, it seems to me, two problematic aspects to this site: 1) The site – or part of it – routinely floods, and it is likely that a development on a field abutting Sernal Lane will add to the flooding problems in the lane. 2) Traffic from the Redditch direction regularly approaches the village at speeds well in excess of 30mph, and the potential for an accident at the entrance to the development is high.
- Good to see a proportion of rented housing in response to local request. The amenity space is important too. Concerned about whether the balancing pond is sufficient to drain an already wet site. Please to see the entry into the site is not to the left of the rectory as this would further isolate the rectory and worsen the environment for future residents.
- I am in favour of this development in principle but I am still concerned about the effect on surface water drainage at the end of Appleby Close.
- Development looks great – much needed in the village. Layouts look great too – my only please would be for decent-sized gardens – at least as an option on some of the properties. Too many new-builds with tiny garden space.
- The development appears to be very good and is in the right place. My only worry is the flooding outside the Huff Cap and the entrance to Appleby Close, The flood used to run down to the bend outside the village hall. This was solved last year when the drainage system was sorted. It is obvious that the drainage outside the Huff Cap is no longer working.
- Very interesting & informative. Properties look very nice. Plenty of information provided.

- This development fulfils a recognised need for affordable homes in the community of Gt.Alne. The site sits on the edge of the village adjacent to a main road & village centre.
- Trust the possibility of flooding has been taken into account & extra traffic.
- Concerned re Green Belt which is in constant daily use. Also building on flood plain. Speeding on Sernal Lane & traffic issues, Balancing Ponds on housing estate with umpteen children not ideal. Only house affected on Sernal Lane will now have 2 storey houses opposite. Could they not be bungalows? Thank you.
- We are very much in favour of affordable housing for local people in Great Alne. Nightingale Close has made a positive contribution to the village & the new development is a natural addition.
- An excellent proposal. The benefits of young families & facilities for past & present residents will be of great value to the village. The exhibition is superbly staged.
- What colour will the window frames be, dark brown, the same as those in Nightingale Close? • Plots 13-17 will try and park on Sernal Lane and walk around and/or visitors will do the same. Double yellow lines on both sides of the road? • Drainage on both sides of Sernal Lane needs a major upgrade. • Who will be responsible for the grassed area in the centre?
- Ensure no extra flooding because of housing development along Sernal Lane. Ensure traffic management of road – Sernal Lane – plot at bottom of steep hill around sharp bend.
- 1) We are concerned about the flooding in Sernal Lane. 2) We were surprised that there is no shared ownership. Will only be available if needed.
- In favour, so long as they remain affordable to the community and the windows of opportunity are truly transparent. Please keep us informed of progress.
- The scheme seems to fit the local needs of the village. A very well thought out project with local support.
- It is of some concern to me that houses are almost being offered for sale when planning permission has not yet been passed. It seems a “done deal” when residents have not been properly informed and given the opportunity to object.
- We both feel that the proposed development looks very considered & well designed & in a sensible position. It is also small enough to fit well into the Great Alne “village”.
- I am in favour of the development as there is very little affordable housing available. However I am disappointed there is no shared ownership for people such as myself [identifying comment removed] with reduced income but able to purchase a property but on a lower equity due to lending criteria. Can this decision be challenged at planning to have some truly affordable housing?

Recommendation

It is recommended that Great Alne Parish Council:

- formally expresses its support “in principle” to the proposed development of affordable homes for local people in Great Alne,
- requests the relevant partners to undertake the necessary further detailed discussions and investigations to prepare an appropriate planning application, and
- requests that it be kept informed of progress generally and of any specific changes to the scheme that might be necessary as a result of these detailed discussions and investigations.



Public Consultation Event

14th January 2016

Great Alne Parish Council, in partnership with Warwickshire Rural Housing Association and Warwickshire Rural Community Council, is holding a Public Consultation Event on Thursday 14 January 2016 regarding the proposed development of seventeen new homes for local people off Sernal Lane.

The event will be held at Great Alne & Kinwarton Memorial Hall from 3pm to 7pm. There will be an opportunity to see plans for the new homes, ask questions and comment on any aspect of the proposal. It is intended to be a 'drop-in' event so people can come along at any time.

The new homes are proposed to meet the housing needs of Great Alne parish, as identified through the Housing Needs Survey. Occupancy of the new homes would be restricted to local people by way of a Planning Agreement.

If you have any questions regarding the event please contact WRCC:

- telephone 01789 842182**
- enquiries@wrccrural.org.uk**

Draft layout of the proposed scheme

