

# Great Alne Park Development Update

Great Alne Parish Council  
March 2021

*Inspired*  
Villages

The *best* years of your life?

# Contents

---

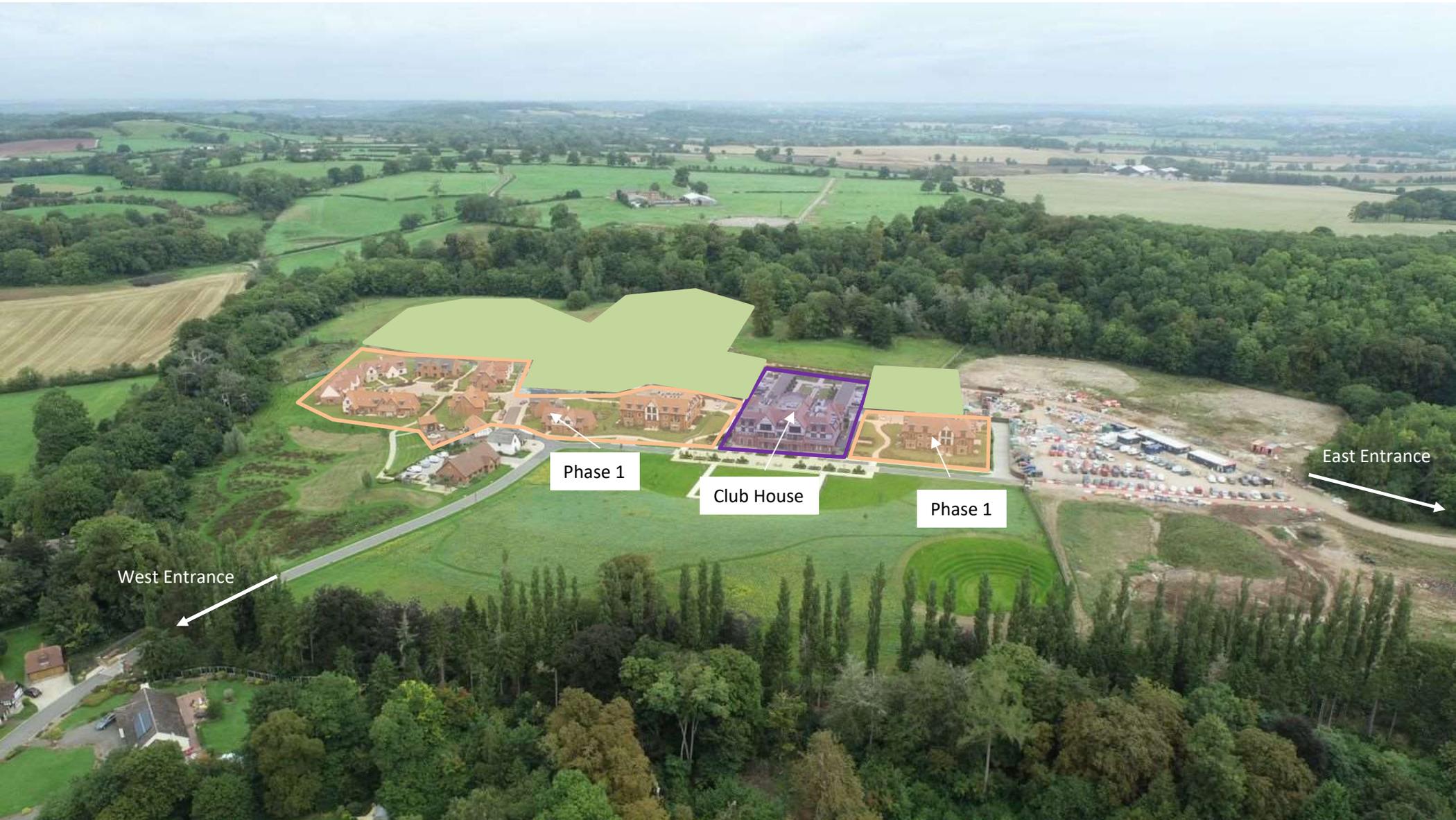
▪ Development Update	Page 3
▪ Masterplan Update from January 2020	Page 4
▪ East Entrance Works	Page 5
▪ Park Lane Access	Page 6
▪ Medical Centre	Page 7

## Development Update

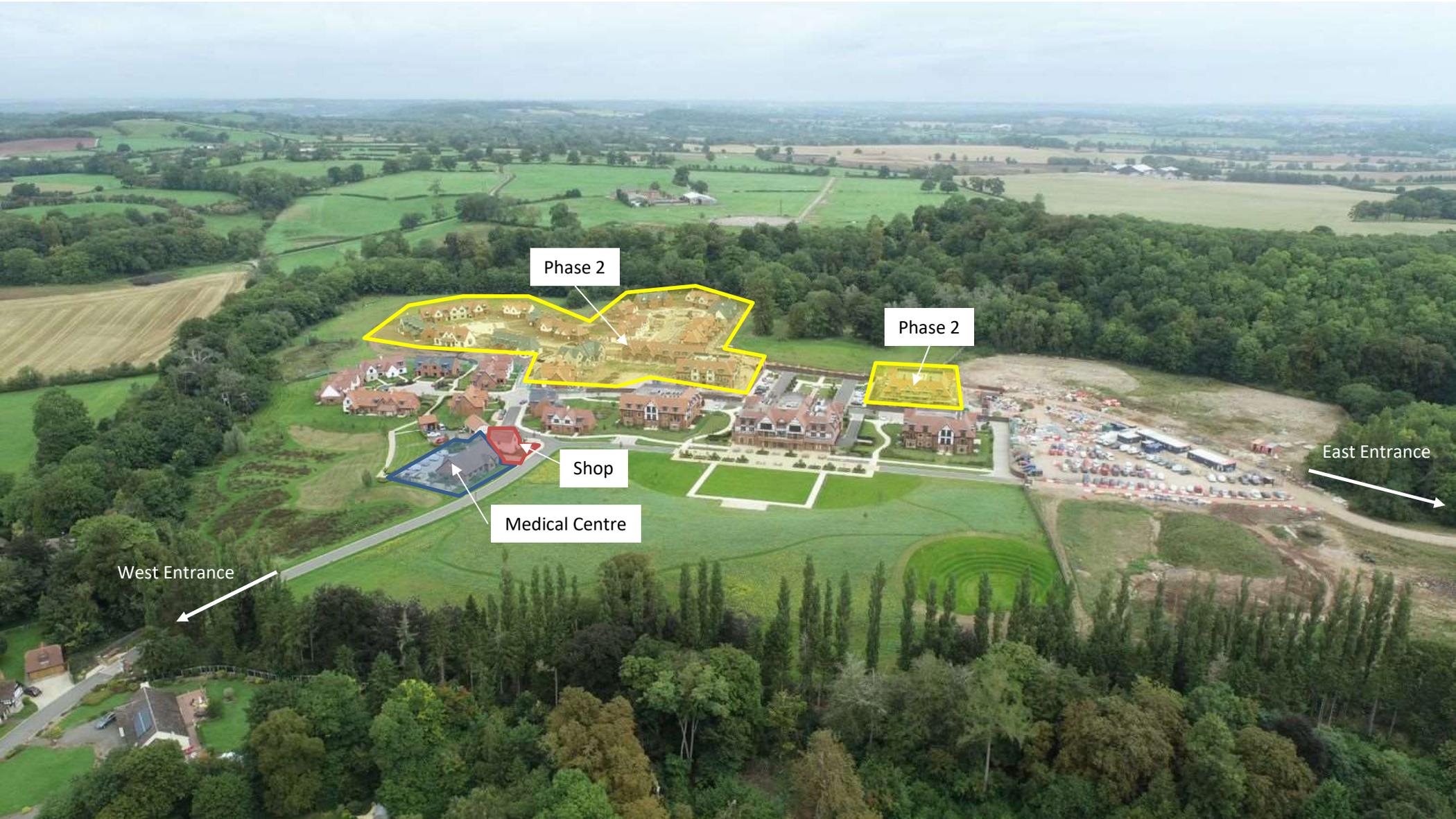
---

- Inspired Villages/Legal & General acquired the property in November 2017.
- Since the acquisition we have invested £34m on construction work.
- Sales have been incredibly slow and not helped by the current Covid pandemic.
- Less than 25% of units have sold.
- We completed Phase 1 in June 2018. This included the clubhouse with associated facilities and 54 retirement units.
- Phase 2 is nearing completion with the final units due to be handed over in the next two weeks.
- The s106 Agreement required that we open the shop and Medical Centre by the time 30 units were occupied. These were completed in December 2020.
- We expect Phase 3 to commence in 2022 and will have a 14 month build programme.

# Development Update – Phase 1



# Development Update – Phase 2



# Development Update – Phase 3





- **Woodland Walks** – These have now been installed and allow access through the woodland.
- **Phase 3** – We had hoped we could persuade the local planning authority to allow us to redesign the third phase to bring the affordable housing back on site. This is in line with L&G's strategy of inclusive capital investment. Having held numerous meetings with the district and county council's their preference is to invest our £5m s106 contribution into their own project in Alcester. We have therefore agreed that we will build out the consented scheme comprising a further 44 cottages.
- **Alternative location for the medical centre and shop** – We made a pre-application submission to the local planning authority at the same time we made the proposal for Phase 3. Feedback from the local planning authority took some time to emerge due to resource difficulties in their team, not helped by the Covid situation. The response confirmed that there would not be support for this application due to the location in the green belt. It was also felt that the location was too far from the retirement village and as such would encourage additional traffic movements. For these reasons we are unable to secure investment to progress with this option.



# East Entrance Works - Landscaping

**Tree Planting**  
Planted in 120cm diam x 90cm deep pits backfilled with 1:3 compost:topsoil, with angled stakes

3	Pinus sylvestris	Scots pine	c.g..	3 - 3.5 m ht
3	Quercus robur	English oak	r.b.	Hvy Std 12-14

**Instant native mix hedge = 96 l.m.**  
Installed against existing post & rail fence to west of site entrance. Feathered trees planted at 4 plants/metre in single row:

%	quantsp	spec
20%	75	Acer campestre br 1.8 m ht
20%	75	Carpinus betulus br 1.8 m ht
20%	75	Corylus avellana br 1.8 m ht
30%	120	Crataegus monogyna br 1.8 m ht
10%	40	Ilex aquifolium og 0.45 m ht

**Conservation grass seed mix with cornfield annuals = 460 sq.m**  
ESG3 Meadowland mix with EC1 Cornfield mix  
As supplied by Emorsgate Seeds

Grasses (Sowing Rate : 2 g/m<sup>2</sup>)

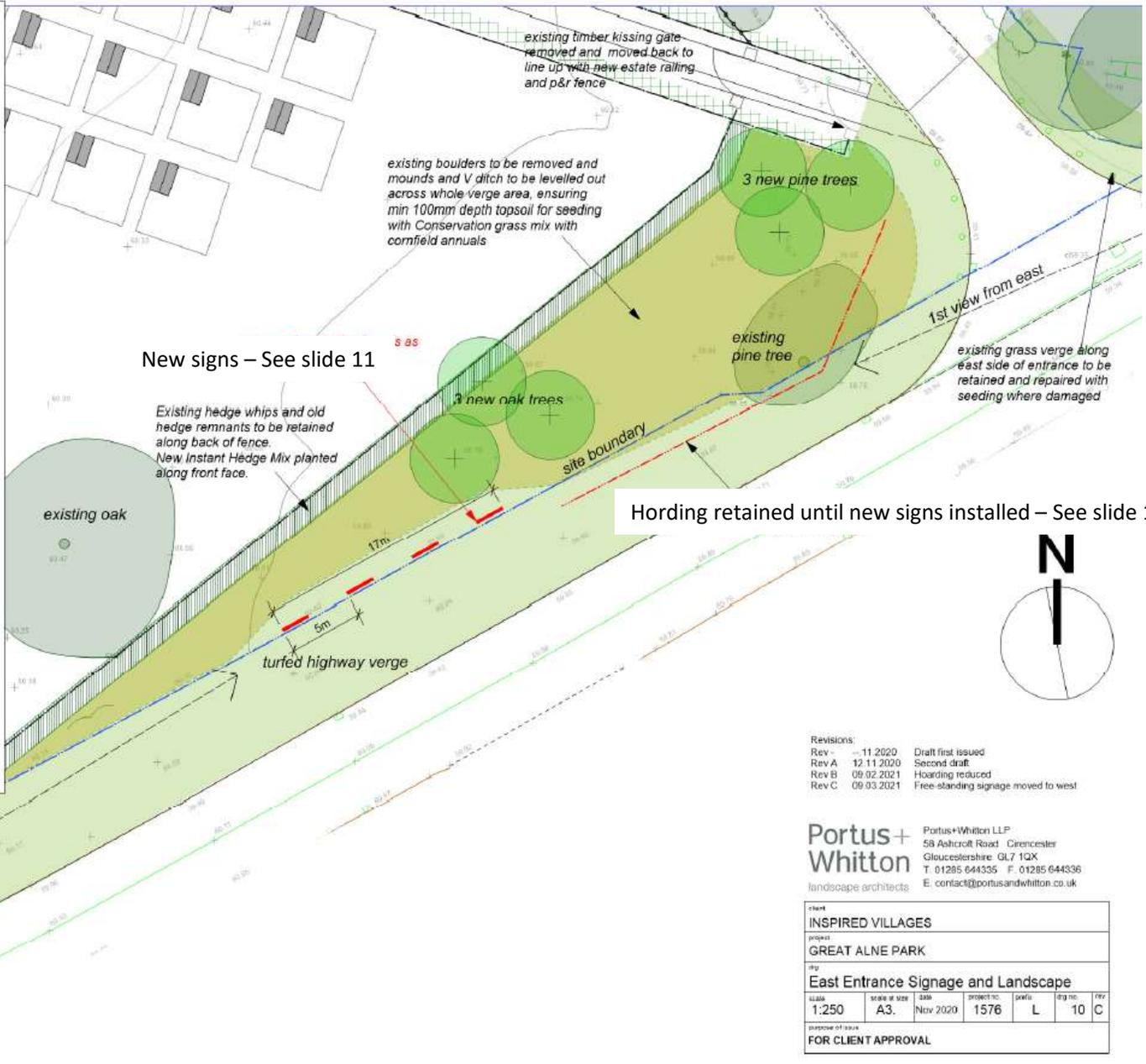
%	Latin name	Common name
20	Cynosurus cristatus	Crested Dogstail
15	Dactylis glomerata	Cocksfoot
20	Festuca rubra	Strong-creeping Red-fescue
10	Phleum bertolonii	Smaller Cat's-tail
15	Poa pratensis	Smooth-stalked Meadow-grass
20	Schedonorus pratensis	Meadow Fescue

Mixed with annual flower seed (Sowing Rate : 2 g/m<sup>2</sup>)

50	Agrostemma githago	Corncockle
5	Anthemis austriaca	Corn Chamomile
20	Centaura cyanus	Cornflower
15	Glebionis segetum	Corn Marigold
10	Papaver rhoeas	Common Poppy

**Meadow turf for highway verge = 775 sq.m**  
Arena Turf As supplied by TillersTurf or equivalent

%	Latin name	Common name
30	Lolium perenne	Perennial ryegrass
30	Festuca rubra litoralis	Slender creeping red fescue
15	Festuca rubra rubra	Strong creeping red fescue
15	Festuca rubra commutata	Chewings fescue
10	Poa pratensis	Smooth-stalked meadow grass



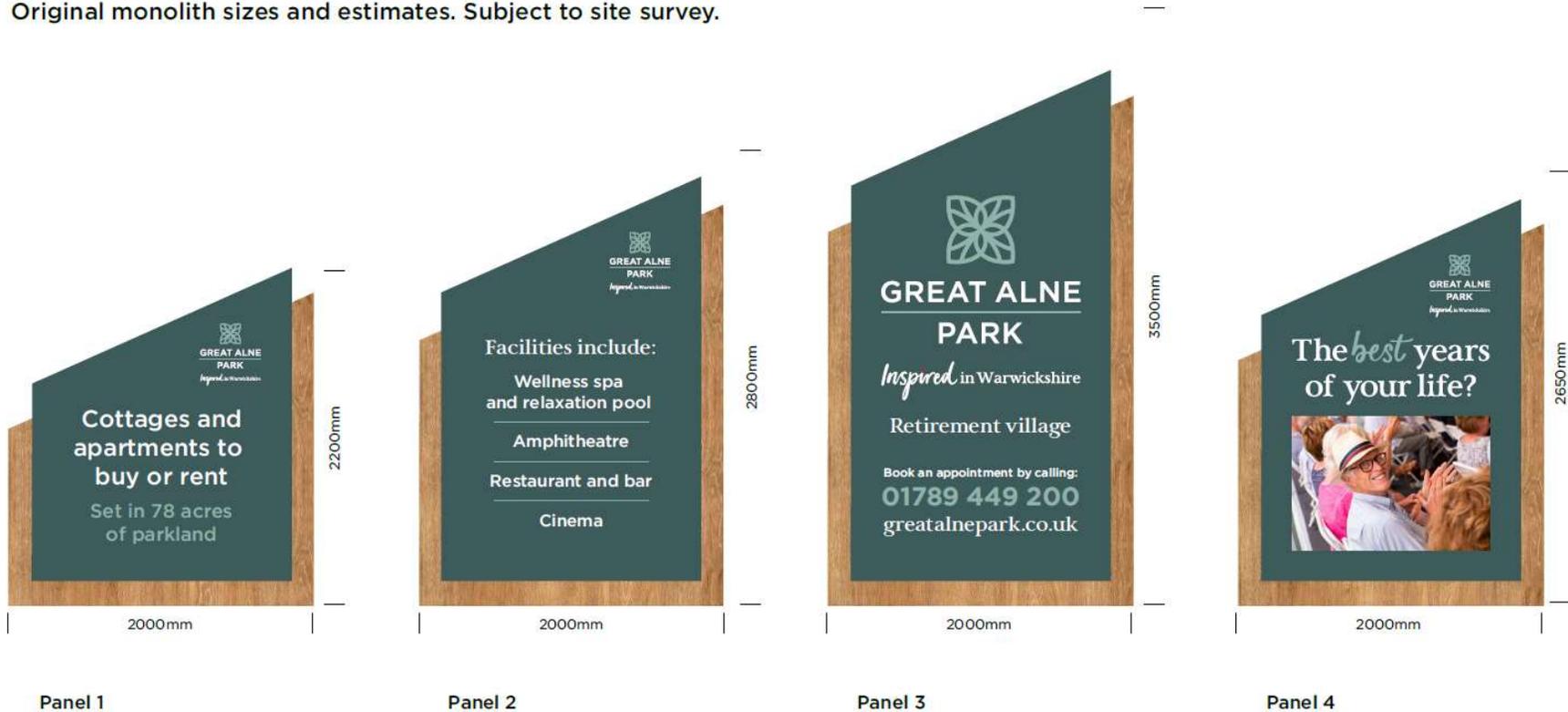
Hording retained until new signs installed – See slide 12

**Portus + Whitton** landscape architects  
Portus+Whitton LLP  
58 Ashcroft Road, Cirencester  
Gloucestershire, GL7 1QX  
T: 01285 644335 F: 01285 644336  
E: contact@portusandwhitton.co.uk

client						
INSPIRED VILLAGES						
project						
GREAT ALNE PARK						
site						
East Entrance Signage and Landscape						
scale	scale of site	date	project no.	ref no.	draw no.	rev
1:250	A3	Nov 2020	1576	L	10	C
purpose of issue						
FOR CLIENT APPROVAL						

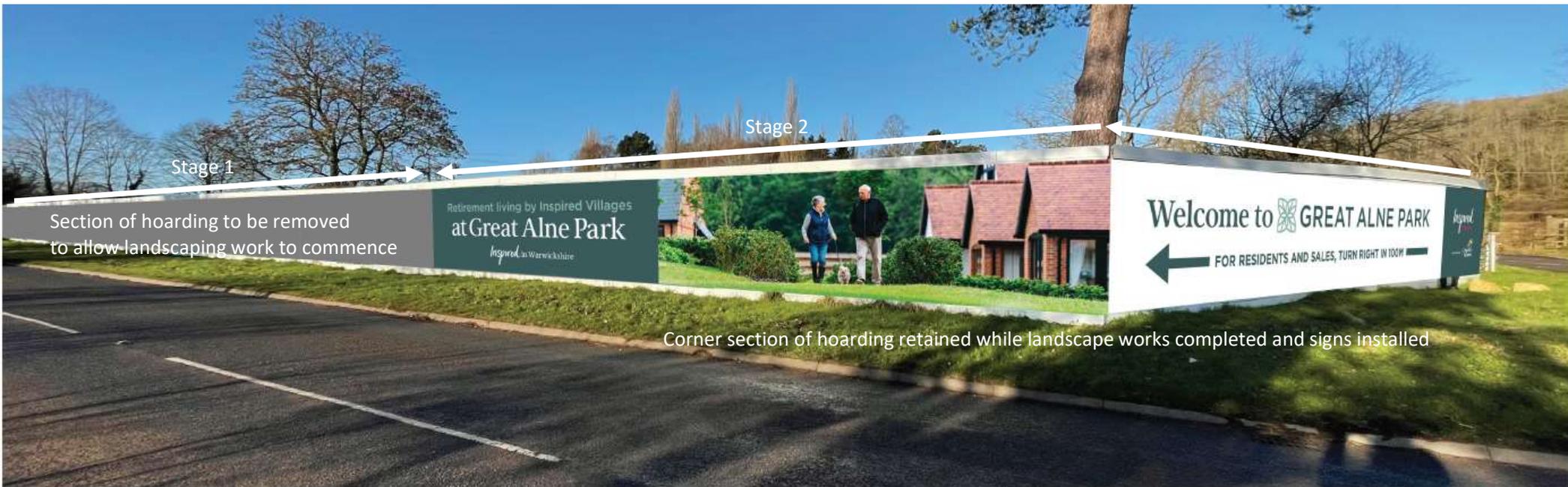
## Graphics to scale - with strapline and wooden half frames

Original monolith sizes and estimates. Subject to site survey.



Great Alne Park Monolith signs x4

# East Entrance - Signage



Welcome to  GREAT ALNE PARK  
← FOR RESIDENTS AND SALES, TURN RIGHT IN 100M →

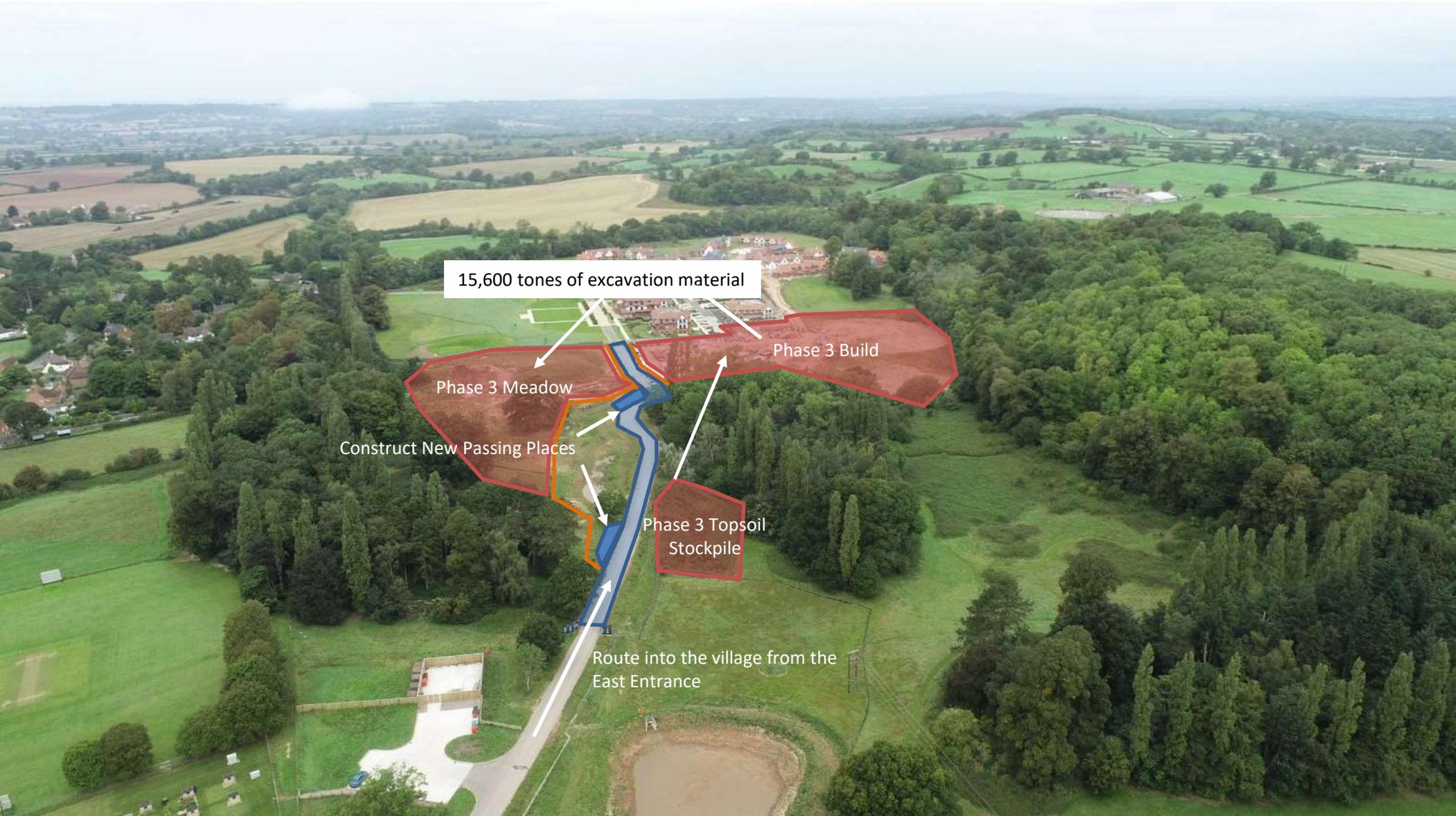
Inspired Villages  
In partnership with Legal & General

## Park Lane Access

---

- The Park Lane entrance will eventually be closed to vehicles other than for emergency use.
- This access is currently being used for Great Alne Park residents and sales enquiries.
- There are conflicting planning conditions over the timing of the closure of the Park Lane Entrance.
- We have applied to the local planning authority to regularize this anomaly.
- We have consulted county highways department who are aware of residents' concerns.
- Construction vehicles are not permitted to use this route.
- We need to continue to use Park Lane for residents and sales enquiries until a safe route is available from the East Entrance.
- We plan to alleviate the traffic using Park Lane by ensuring the East Entrance becomes the entrance for deliveries and construction.
- In order to open the East Entrance for deliveries, we need to rebuild the junction onto Henley Road. This needs a s278 agreement with Warwickshire County Council. We applied for this in May 2020, but it is still to be competed.
- We also need to create safe passing places on the access route to be able to use this access for deliveries and our team (see next slide).
- Work to open the East entrance will take 4-5 months to undertake from completion of the s278 agreement.
- We need to undertake a heavy earth works exercise to shift 15,600 tonnes of material from the Phase 3 foundation excavations into the meadow and this needs to be done before we can safely use the entrance for residents. This will involve 780 lorry movements. By keeping the material on site, we avoid the need for heavy lorries using the roads around Great Alne to move the material offsite.
- Signage will be important, and we need to include clear signs at both entrances, so it is clear Park Lane is only for residents and sales enquiries. We have shown examples in the following slides and welcome feedback on these.

# East Entrance During Phase 3 Construction



# Directional Signage



Sign for Park Lane

Foamex/Dibond sign can be changed by sliding into frame



Wood frame

Village logo incorporated into the frame

Sign for verge at Park Lane

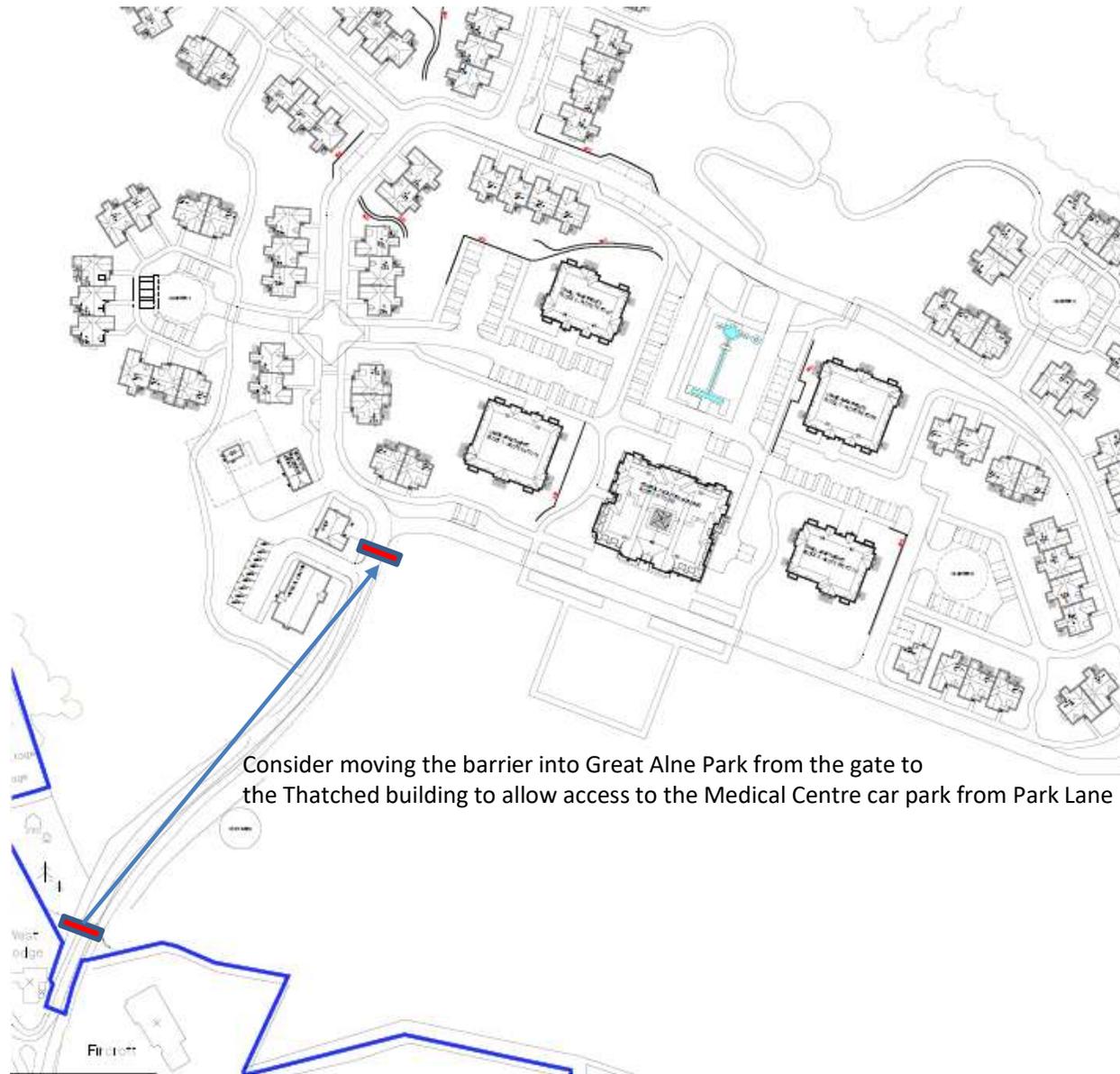


Sign for East Entrance

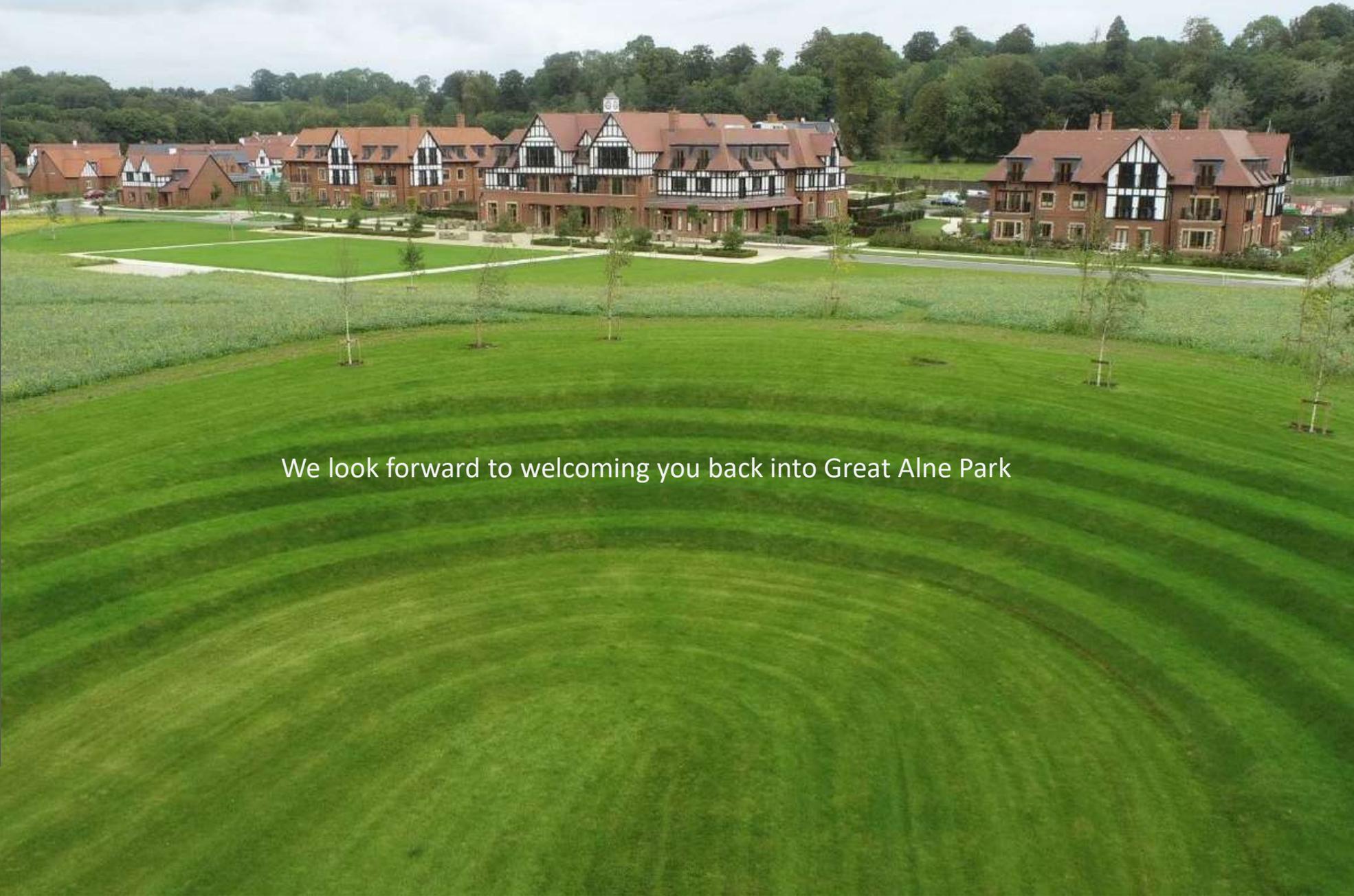
# Directional Signage



- We were required to provide a medical centre as one of the obligations in the s106 agreement.
- We have fulfilled this obligation.
- The planning authority in 2011 envisaged the surgery would serve 2000 patients from the locality and this was mentioned in the planning officer's report associated with the 2011 planning consent.
- The surgery is not intended to serve Great Alne Park only.
- One of the benefits of the surgery is to integrate the development into the wider community. Again a benefit reported by planning officers in the 2011 planning consent.
- Alcester Healthcare have agreed to operate the medical centre.
- The surgery will open later this month.
- Visitor numbers will be significantly lower than indicated in January 2020. New technology means only about a third of patients need to attend the surgery. Alcester Healthcare are forecasting 30 consultations per day which will mean less than 10 visits to the surgery per day.
- Access to the surgery initially will be from Park Lane but will move to the East Entrance once the West Entrance closes, and with only 10 visits per day we are happy with that.
- We have heard concerns that visitors to the Medical Centre will park in Park Lane and walk to the building rather than driving to the East Entrance. We would be unable to control that.
- We could keep the gates open but introduce a barrier into Great Alne Park at the thatched building (see next slide). Cars could then access the Medical Centre car park from Park Lane but go no further. We would be happy to accommodate this amendment if residents in Park Lane wanted this change.



Great Alne Park



We look forward to welcoming you back into Great Alne Park

# Inspired Villages

The *best* years of your life?