

Great Alne Park

Great Alne Parish Council Meeting 17th February 2022

| Background Recap

- Outline planning permission was originally granted on 11th October 2011 for 179 extra care units (Ref: 10/00420/OUT).
- Since this approval, 166 extra care units have been approved in detail.
- Inspired Villages has completed phases 1 and 2 of the development, including a new shop, medical centre, laundry facility and associated landscaping.
- Phase 3 is next to be delivered which is the final phase of development.
- Application 21/04093/FUL seeks a modest change to the approved plans for Phase 3 which will result in a net increase in 6 units.
- This will bring the total across the site to 172 units.



Site Wide Layout (172 Units)

| Background Recap



NMA 1 and 2 showing unit separations and substitutions



NMA 3 showing unit reposition and ASHP locations

| Proposal

- The proposal is for the approved laundry building to serve as an extra care unit.
- Additional buildings are proposed to accommodate 5 further units.
- The existing layout included 13 parking spaces. This has been increased to 28 spaces within the proposed layout (19 directly outside units and 8 within a parking court and 1 further space to the south of the parcel).
- An additional area of landscaping is proposed to the rear of the units in place of a larger car park.



Current Approved Scheme Phase 3 (44 Units)



Proposed Scheme Phase 3 (50 Units)

| Nature of the Application

- This application is a “drop-in” application which is to be considered in contemplation of the existing approval for this construction phase 3 area (16/03277/FUL).
- In effect, it “drops-in” akin to a jigsaw piece to update this part of the approved layout.
- The legal agreement for the whole site will be updated to reflect these additional units. This is anticipated to include a proportionate increase to the affordable housing contribution. CIL will also be due on the additional floor area.
- This “drop-in” approach is common with larger development sites as it enables changes to a discrete area without impacting the wider permission.



Drop In Application Boundary (6 Additional Units)

| Engagement Prior to Submission and Design Evolution

- 29th July 2021: Inspired Operations Team presented Phase 3 plans during a town hall meeting to all residents. Overall feedback at this meeting was positive.
- 22nd September 2021: meeting held with Millway Lodge and other residents to discuss concerns regarding the proposed drop-in application. Feedback passed to development team for consideration.
- 5th October 2021: Inspired Development Team presented revised plans to residents. Further feedback issued to development team.
- 24th November 2021: Final layout issued to resident representative for sharing with Millway Lodge and other residents.



Illustrative views of Phase 3 proposals

Engagement Prior to Submission and Design Evolution



Original Proposal Presented at Engagement Meeting



Revised Scheme following Engagement

Any Questions Regarding the Drop-in Application

| Other Applications

NMA

- Reference 21/03778/AMD
- Amendment to application 12/02571/REM (date of decision 28/02/2013). Eastern entrance feature walls arrangement altered, and location moved forward slightly. Modest increase in the width of the eastern entrance gates. A revision in the appearance and style of the main gates adjacent to the Recycle Centre

Advertisement Consent

- Replace current construction hoarding and associated advertisement signage with 4 x monolith advertisement signs, 2 x illuminated site entrance monoliths and 2 x advertisement flags.

S278 Application

- Minor highway improvements to a small section of public highway located in front of the bellmouth entrance off Henley Road.
- Technical approval secured. Works to commence later this year once legals concluded. In the interim, Inspired have completed minor repair works and resurfacing over land owned by GAP village.

| Other Matters

Park Lane Closure

- Inspired have committed to the temporary closure of the Park Lane access and the re-opening of the Henley Road entrance by w/c 21st February 2022.
- Application to vary the condition is ongoing. Legals have been protracted due to the Council's solicitor. Despite this delay we will still proceed with the closure in accordance with our agreement with the Parish and Park Lane residents.

Speed reduction

- The Parish and Inspired Villages have expressed concerns about the speed limit along Henley Road and both parties have individually sought advice to reduce the speed limit.
- Graham Stanley, Minor Works Team Leader at WCC, has confirmed to Inspired that County Highways would not support a speed reduction based on current incident data.

Medical Centre

- Medical facility completed and leased to Alcester Care Home Agency in accordance with the S.106 agreement.
- Political issues with the CCG are preventing the operation of this building. Inspired are seeking letters of support from the Parish to help resolve this matter.

Any Further Questions?
