

Homes for Abbots Ann

responding to local need

Presented by:
Abbots Ann Community Land Trust
in partnership with
Haygarth Ross

OCTOBER 2020

Please have a good look through the proposal
that follows and give us your feedback

Your opinions are very important!

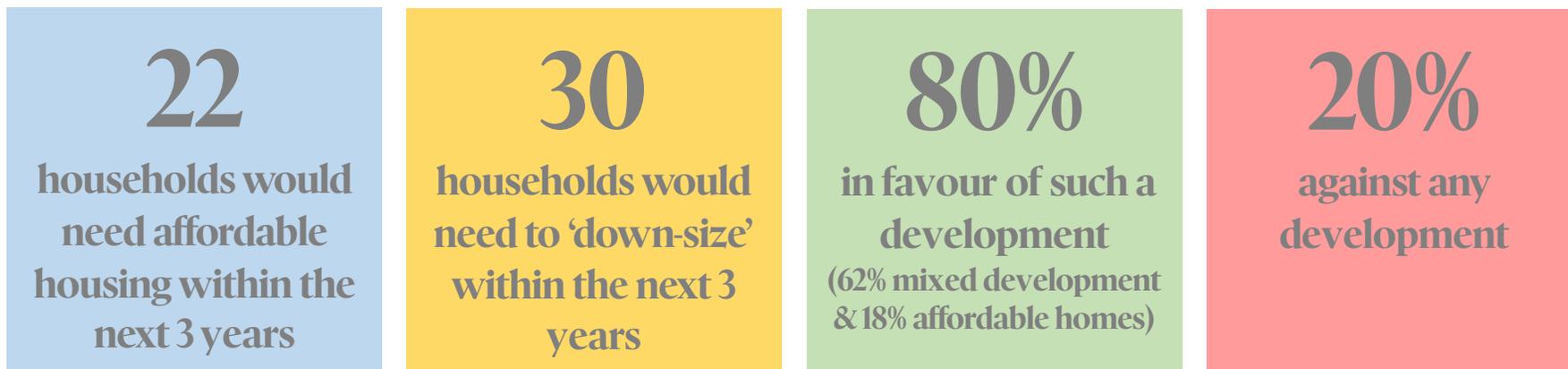


Introduction

HOUSING NEEDS SURVEY

In 2016, Abbotts Ann Parish Council approved a plan for a 'Housing Needs Survey' to ascertain housing requirements within Abbotts Ann. The Survey was carried out by Action Hampshire in association with Abbotts Ann Vision, with the aim of getting a clear picture of the scale of local need and to gauge the support of local people for a small housing development. This survey was issued to all the households in the Parish.

37% of residents responded (a good response rate for this kind of survey). Results showed:



Abbotts Ann Community Land Trust

What is a Community Land Trust ?

- Legal entity established and run by the community to provide benefit to the local community.
- It must use any profits to benefit the community
- It must enable members of the community to become members of the trust
- It must be controlled by members of the trust

The principle aim of Abbotts Ann Community Land Trust (AACLT) is:

- To provide and manage housing (including affordable housing) in Abbotts Ann

Our Selected Partners

The Developer

Haygarth Ross are our development/building partner who will provide the technical construction expertise and take the development risk on the market housing. They are based in Abbots Ann and share our aspirations for the project and our desire that it should be an asset to the village. You can find out more about them here: <http://www.haygarthross.co.uk>

The Architect

Proctor & Matthews are an award-winning architectural practice who are helping to deliver our aspirations for an exemplar development of distinctive character forming a natural part of the village and reflecting village character. They are the designers of the site layout and the housing. You can find out more about them here: <https://www.proctorandmatthews.com>

The Housing Association

White Horse Housing Association are a small housing association with a commitment to responsive, caring housing management. You can find out more about them here: <https://www.whitehorsehousing.co.uk>.

They will hold the affordable homes on a 125 year lease from AACLT and will have management responsibility for the affordable homes.

Community Benefits

As part of any development of local housing, Test Valley Borough Council (TVBC) can seek contributions to mitigate the development's impact and to provide benefits to the area affected by the development. These benefits, whether works or payments, are secured under a Section 106 legal agreement.

Our proposed development could provide up to £100,000 of Section 106 funding.

We are seeking ideas from Abbots Ann residents as to local projects on which this money could be spent to provide community benefit.

Suitable projects could include:

- The provision and improvement of multi-purpose community resource facilities and recreational spaces.
- The provision or replacement of sports pitches and sports facilities.
- The enhancement of existing sports pitches and facilities.
- The provision of (and enhancement of existing) open spaces including parks and public gardens, informal recreation areas, provision for children and teenagers, and allotments.

Public Consultation Process

Phase 1

Due to the current Covid 19 pandemic restrictions we have been prevented from holding a 'face to face' consultation event. As a result of this we would like to invite everyone in Abbots Ann to review this proposal and to then give your feedback via the link provided at the end of this document (see page 22). It will only take you a few minutes to complete this feedback form but your response is very important to us!

Please encourage your friends / family / neighbours to have a look at the proposal and to give us their feedback.

If you have any queries that you don't want to address via the feedback form then please email us at enquiries@aacft.abbottsann.com

PLEASE NOTE THAT CLOSING DATE FOR FEEDBACK IS 31st OCTOBER 2020

Phase 2

Final plans - incorporating feedback received during Phase 1 Public Consultation – will be shared via a Face to Face event (*if this is possible within relevant Government Guidelines at the time*) and/or on-line when they are ready. Everyone in Abbots Ann will be asked to review this final proposal online and will again be asked to provide feedback on the proposal.

TIMINGS FOR PHASE 2 ARE TBC

The proposed site



The Design Concept

Our proposal for the Duck Street site is located on the southern edge of the historic village of Abbots Ann, and adjacent to the Church of England Primary School.

It proposes a cluster of 25 new homes, with a mix of 1-3 bed dwellings, all designed to meet local needs. The properties would be split as follows:

**10 homes to rent at
affordable rates**

**3 affordable homes to buy
via shared ownership**

**12 homes to buy
via commercial sale**

The development is designed as an extension of the village, and although contemporary in nature, it makes specific reference to the historic character of local 'edge of village' vernacular buildings including farmstead courtyards.

A neighbourhood square or court is positioned at the entrance of the site. This is comparative in scale to local farmyard precedents and will form an arrival space and focus to the cluster of one and two storey dwellings.

Here a grove of trees and informal bench seating will provide an area of unstructured play for younger children and a place to meet and engage with neighbours. The existing shelterbelt plantation of trees, located on the western boundary is extended into the cluster of new homes and will become a landscape amenity for all village residents: a place for dog walking and even foraging.

The Design Concept (cont)

New homes are aligned with the existing site contours and reference the typical siting of the historic properties within Abbots Ann and nearby villages.

Two new meandering lanes cross the contours, culminating at the top of the site in a small triangular space. This sequence is one of distinctive gables and connecting garden walls, drawing inspiration from the historic village streetscape of Abbots Ann and Monxton.

The more gentle topography of the level ground within the site, allows for homes to present wide street frontages with typical distinctive Hampshire 'cat slide' extensions to the main roofs, forming entrance porches and covered cycle stores.

Each home has been planned with future adaptability and flexibility in mind, meeting the principles of the 'Lifetime Homes' criteria in which space can be reconfigured to meet ever changing lifestyles and resident's needs. A space for Home Working and/or a children's study is also provided.

The new homes are contemporary in design but are inspired by the historic buildings of Abbots Ann to create a sheltered streetscape of informal lanes, distinctive gables and village garden walls.

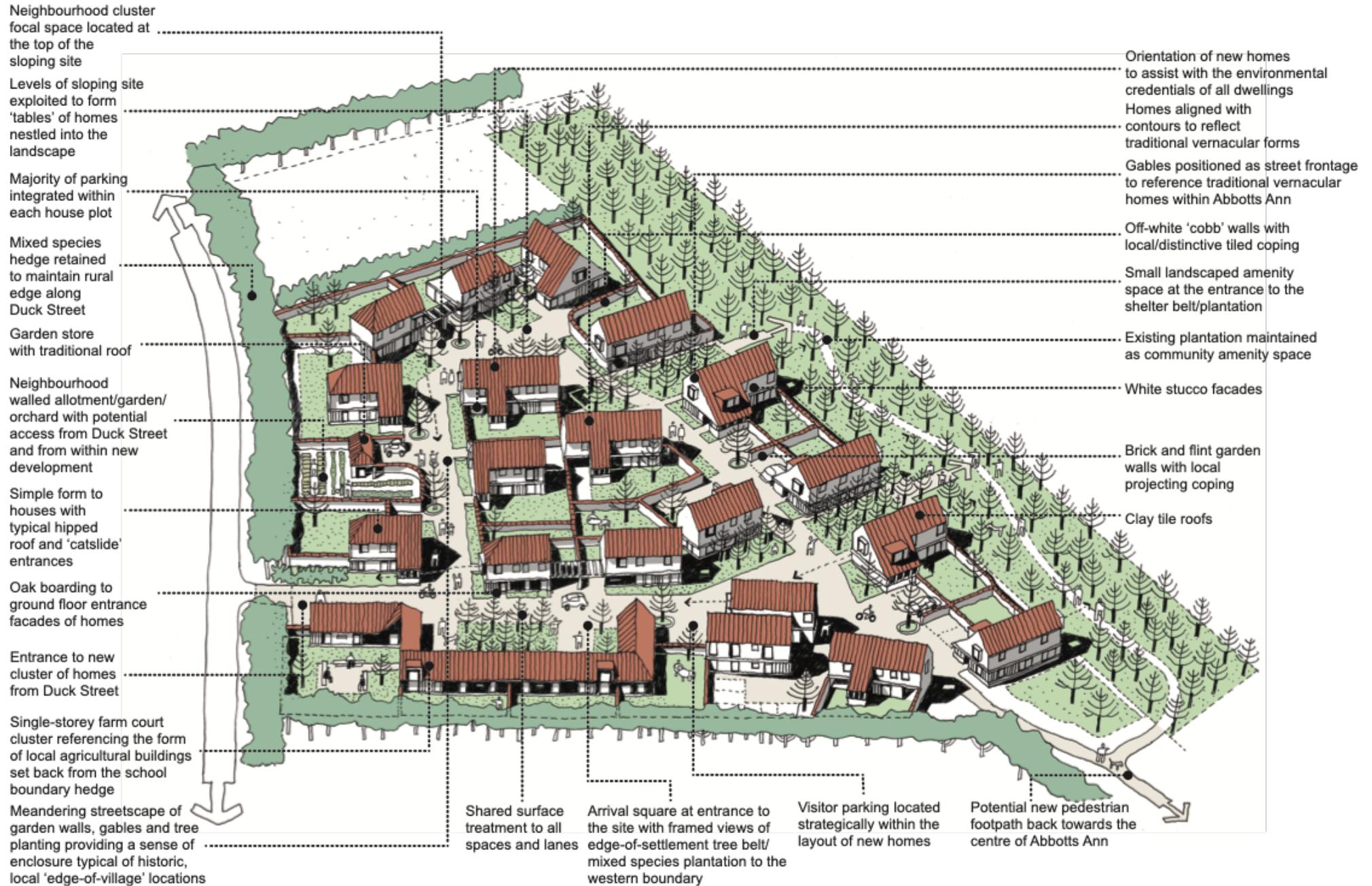


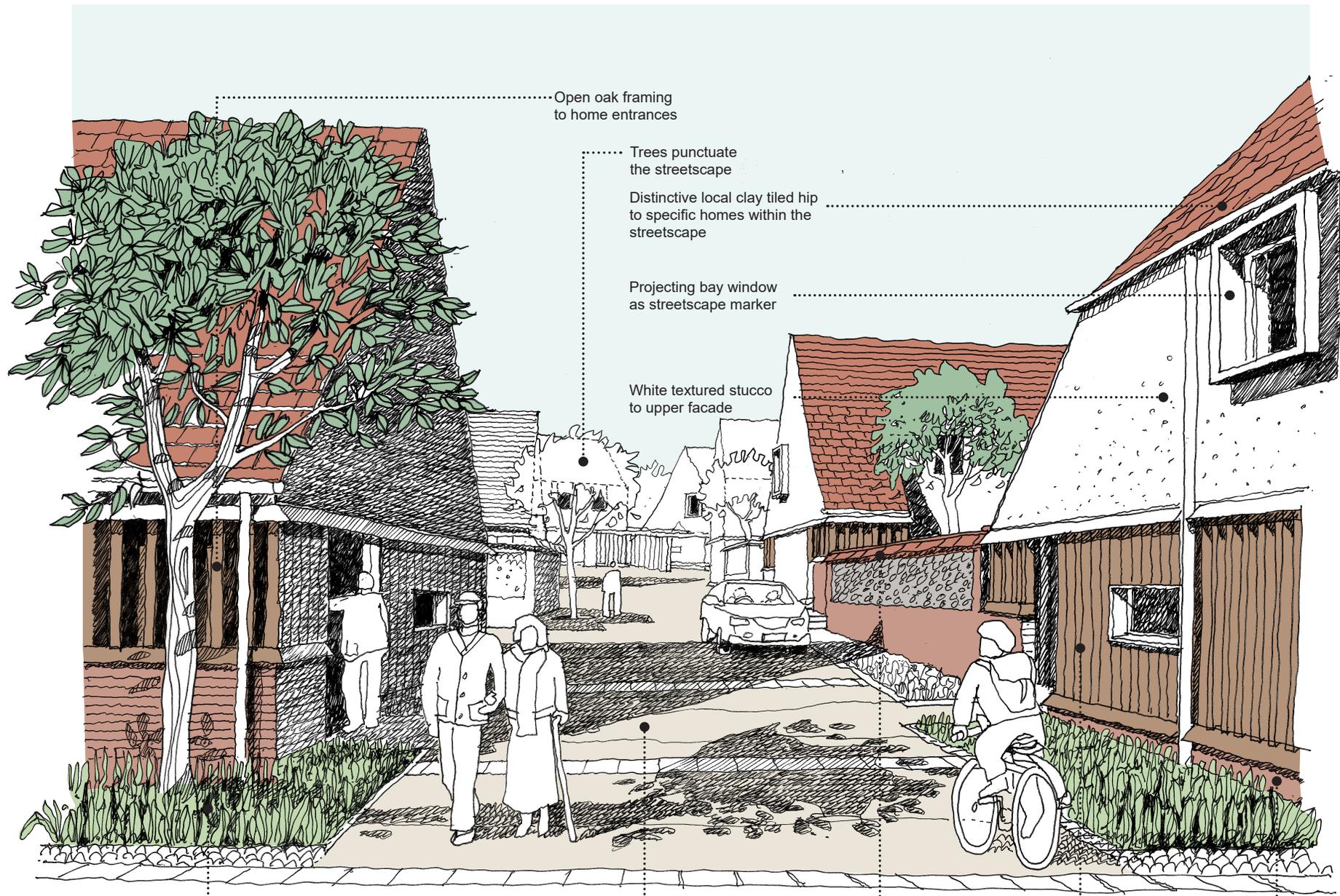
The proposed layout

**What it will
look like**



More Detail





Open oak framing
to home entrances

Trees punctuate
the streetscape

Distinctive local clay tiled hip
to specific homes within the
streetscape

Projecting bay window
as streetscape marker

White textured stucco
to upper facade

Threshold planting to
entrances of all homes

Shared surface treatment
to lanes and squares

Flint and brick garden wall
with typical projecting coping

Oak boarding adjacent
to entrances

Red brick plinth

The type of homes



	1B2P Affordable Apartment TOTAL: 4
	2B3P Affordable Bungalow TOTAL: 1
	2B3P Private Bungalow TOTAL: 3
	2B4P Shared Ownership House TOTAL: 2
	2B4P Private House TOTAL: 1
	3B5P Private House TOTAL: 2
	2B4P Private House TOTAL: 1
	2B4P Affordable Rent House TOTAL: 2
	2B4P Shared Ownership House TOTAL: 1
	2B4P Private House TOTAL: 4
	3B6P Private House TOTAL: 4

Total dwellings: 25

Low Carbon Living

- Britain's homes aren't fit for the future. Our homes account for 40% of our total energy use, 27% of CO₂ emissions and around 14% of all greenhouse gases¹. To meet vital targets for the environment, we need to address the challenge now.
- New homes offer an opportunity to reduce energy consumption while also improving the health and comfort of those who live in them.
- The proposed new homes for Abbots Ann will all be designed from the ground up with sustainability in mind.

¹ Committee on Climate Change: The Fifth carbon Budget 2016; UK Housing Fit for The Future 2019

Low Carbon Living (cont)

INSULATION	Key to true sustainability, every £1 spent sees a true carbon saving for the lifetime of the property. Our homes will be insulated to standards well above that required by building regulations creating a complete insulated envelope.
TIMBER FRAME & STRUCTURAL INSULATED PANEL	The timber construction represents a carbon capture within the buildings. Production is in a manufacturing setting off site reducing waste and transportation. This form of construction uses almost a fifth of the carbon that traditional brick and block work does.
AIR SOURCE HEAT PUMPS	An ultra-efficient, low impact way to heat your home. Air source heat pumps (ASHPs) work by extracting the warmth from outside air to help heat water for underfloor heating, radiators, and hot water systems. They're so efficient they can still extract heat even when air temperatures are as low as -15°C.
UNDER-FLOOR HEATING	Energy efficient because it works across a much larger surface area, UFH operates at a far lower temperature than traditional systems. Around 25% more efficient than conventional heating.
LOW ENERGY LIGHTING & APPLIANCES	Electricity for lights and appliances can add significantly to a household's total energy demand. Our new homes will have energy efficient lighting like LEDs and Energy Label A-rated or higher appliances to help you reduce day-to-day energy consumption from the day you move in.

Offering Flexibility

Showing how the ground floor layout of a home can be varied to suit differing life-styles

OPEN PLAN



EXTRA BEDROOM



OFFICE / STUDY



Q&As

We have tried to pre-empt some of your possible queries:

Question: Won't this development put unbearable pressure on the village's already overloaded sewage system?

Answer: The development will be connected to an existing pipe, connection and manhole that runs down the Old Coach Road. Using this pipe will ensure that all waste from the development bypasses the village and joins the existing gravity-fed system beyond the congestion points.

Question: Will this development create a precedent that would help commercial developers get planning permission?

Answer: We believe that by being seen to take steps to meet the identified needs of local people as demonstrated by the housing needs survey, we reduce the likelihood of commercial developers getting permission for development (especially development outside the settlement boundary).

Question: Will the site you have selected be unpopular with some people?

Answer: Development proposals can often cause concern but our proposed site will reduce the threat of development by commercial developers and is preferable in a number of ways: We have taken into account the impact on existing residents in our assessment of the options. Our careful proposals for layout, design and landscaping of the site and the housing go to greater lengths to minimise any adverse impacts. The community will be involved in the development of the design. Abbotts Ann will benefit by development profits being used to fund community projects. We believe our scheme will to be an exemplar in terms of design and sustainability.

Q&As (cont)

Question: **Why 25 houses?**

Answer: This number of houses enables us to provide 10 houses to rent at affordable rates, 3 affordable homes for people to buy via shared ownership schemes, and 12 homes for people to buy via commercial sale; this combination of properties would go a good way towards answering the needs identified by the Housing Need Survey and the present TVBC Housing Register. In addition, following consultation with developers during our tendering process, it became clear that this is the minimum number of homes needed to achieve a financially viable development of this site.

Question: **Isn't this development going to exacerbate the parking problems at Abbotts Ann School?**

Answer: We are in discussion with Abbotts Ann Church of England Primary School to identify if there are any traffic or other issues that we can help to mitigate.

Question: **What will be the criteria for allocating the Affordable Housing?**

Answer: That the applicant cannot afford to buy on the open market or rent privately and a member of the household has either:

- been ordinarily resident in the parish or previously lived in the parish and has a strong family connection; or
- a demonstrable need by virtue of their employment to live in the village or its immediate surroundings; or
- a demonstrable need to live within the village either to support or be supported by a family member.

For more details on Affordable Housing have a look at the TVBC website [HERE](#)

Q&As (cont)

Question: How much will the affordable rents be?

Answer: Affordable rents are set at no more than 80% of rents for equivalent properties in the private rented sector. We expect to keep them below this and the Local Housing Allowance levels.

Question: Would tenants qualify for Housing Benefit?

Answer: Depending on individual circumstances, tenants could be eligible for housing benefit if unable to afford the “affordable” rent.

Question: If I purchase a ‘down-sizing’ residence, would I be able to sell it on?

Answer: Yes.

Question: Who will manage the rented housing?

Answer: Following a selection process to find a housing association that is truly committed to responsible and caring management, we have selected White Horse Housing Association.

We need your feedback!

Click [HERE](#) to let us know what you think.

PLEASE NOTE: The development proposals on this website are subject to planning permission. We continue to be in discussion with planning officers of Test Valley Borough Council about the proposals. Your feedback on these proposals will assist us in these discussions and in preparing a planning application.

Thank you - we really appreciate you taking the time to give us your opinions!

