

Homes for Abbotts Ann

Public Consultation Response

Presented by:
Abbotts Ann Community Land Trust

November 2020

Contents

PAGE NUMBER	DETAILS
2	The Public Consultation Process
3 - 4	The Consultation Questions & Report of Findings
5 - 13	PART 1 – The Public Response
14 - 25	PART 2 – Issues Raised & AACLT Response
26	Proposed AACLT actions in response to the community consultation
27	Conclusions
28 - 31	Annexe 1
32 - 36	Annexe 2

The Public Consultation Process

- Abbotts Ann Community Land Trust (AACLT) has published details of its proposed development of housing at Duck Street Abbotts Ann.
- A leaflet was delivered to all homes in Abbotts Ann during first week of October, inviting residents to review the 'Homes for Abbotts Ann' proposal posted on the AACLT website [HERE](#).
- All residents were invited to give their feedback via a Microsoft Forms questionnaire, via email to members of the AACLT Board, or on paper if unable to access email.
- The proposal was published on 6th October 2020 and feedback was requested by 31st October 2020.



The Consultation Questions

HOMES FOR ABBOTTS ANN

Public Consultation - October 2020

This exploratory development proposal is presented to the residents of Abbots Ann by Abbots Ann Community Land Trust in partnership with Haygarth Ross.

We would welcome all feedback and comments so please give us your opinions via the questions below: ...

1. Do you currently live in Abbots Ann?

☐ Yes

☐ No

2. Do you support the proposal to build a mixed development of 25 homes at the proposed Duck Street location?

☐ Yes

☐ No

3. If you answered 'No' to Question 2, please give your reasons:

Enter your answer

4. How would you like to see the potential £100,000 Section 106 community benefit funds be spent? Please give up to 3 suggestions in the box below:

Enter your answer

5. Do you have any other comments that you would like to make at this time? Please respond below:

Enter your answer

Enter your answer

6. Please provide your email address if you would like to be kept informed of progress with this development

Enter your answer

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Report of Findings

- PART 1 of this report describes the consultation methodology and summarises the results.
- PART 2 of this report discusses the issues raised by the consultation and explains how AACLT proposes to respond to them.

PART 1: The Public Response

Summary of Respondents

- 130 responses received (mainly via the electronic feedback form)
- 600 homes in Abbots Ann
- Suggesting a significant 22% response rate
- aacit.abbottsann.com website has received 1,539 visitors
- Website has seen 3,430 page views since proposal was published

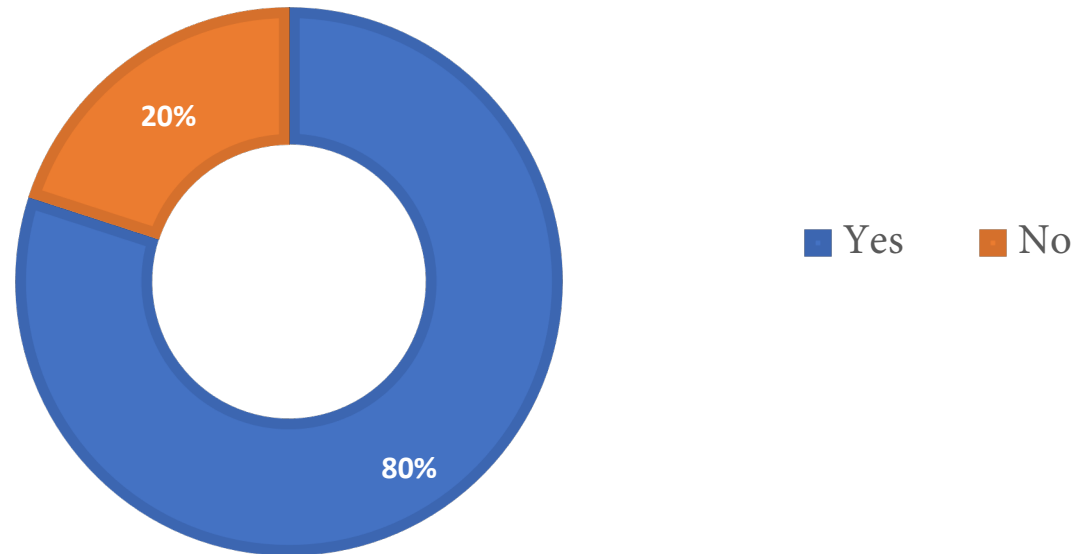
Question 1:

Do you currently live in Abbotts Ann? 99% of the respondents replied 'Yes'

Question 2:

Do you support the proposal to build a mixed development of 25 homes at the proposed Duck Street location?

80% of the respondents support the proposal.



Question 3:

If you answered 'No' to question 2, please give your reasons

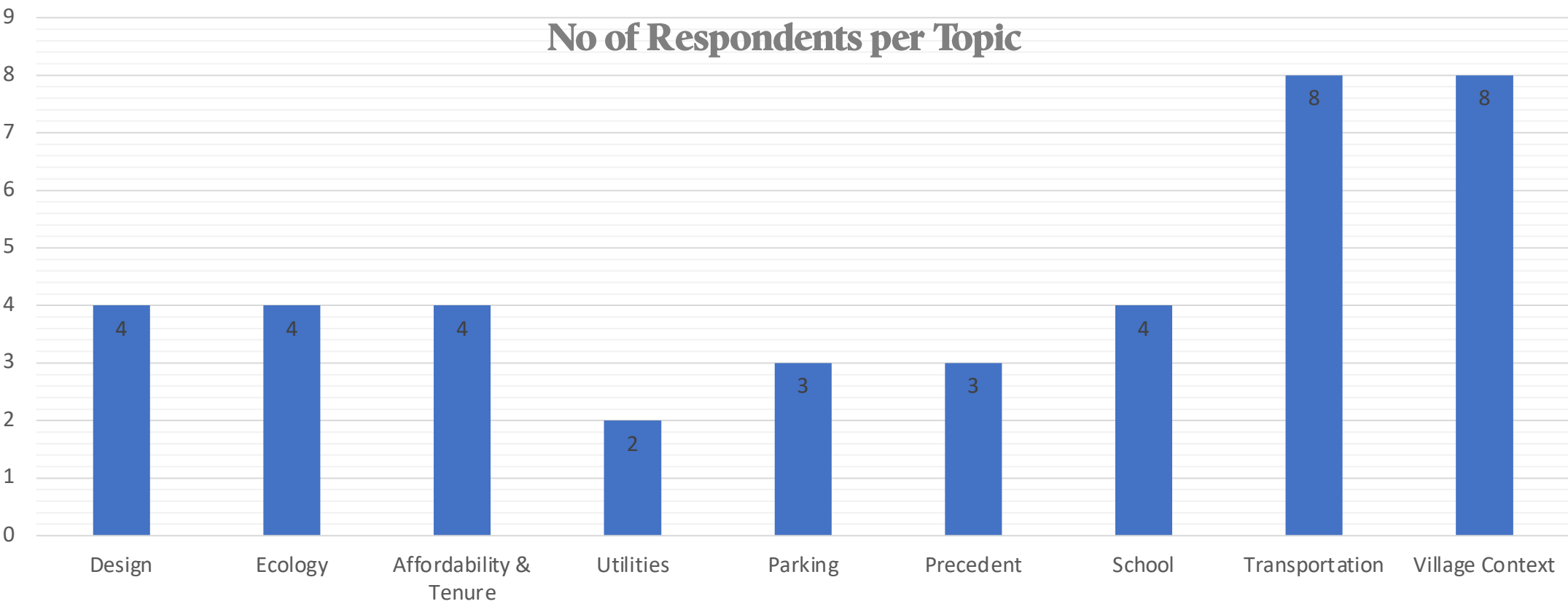
- 21 people responded to Question 3, putting forward 40 points of concern that have been categorised into 9 different topic areas:

- ❖ Design
- ❖ Ecology
- ❖ Affordability & Tenure
- ❖ Utilities
- ❖ Parking

- ❖ Precedent
- ❖ School
- ❖ Transportation
- ❖ Village Context

Question 3:

If you answered 'No' to question 2, please give your reasons



Question 4:

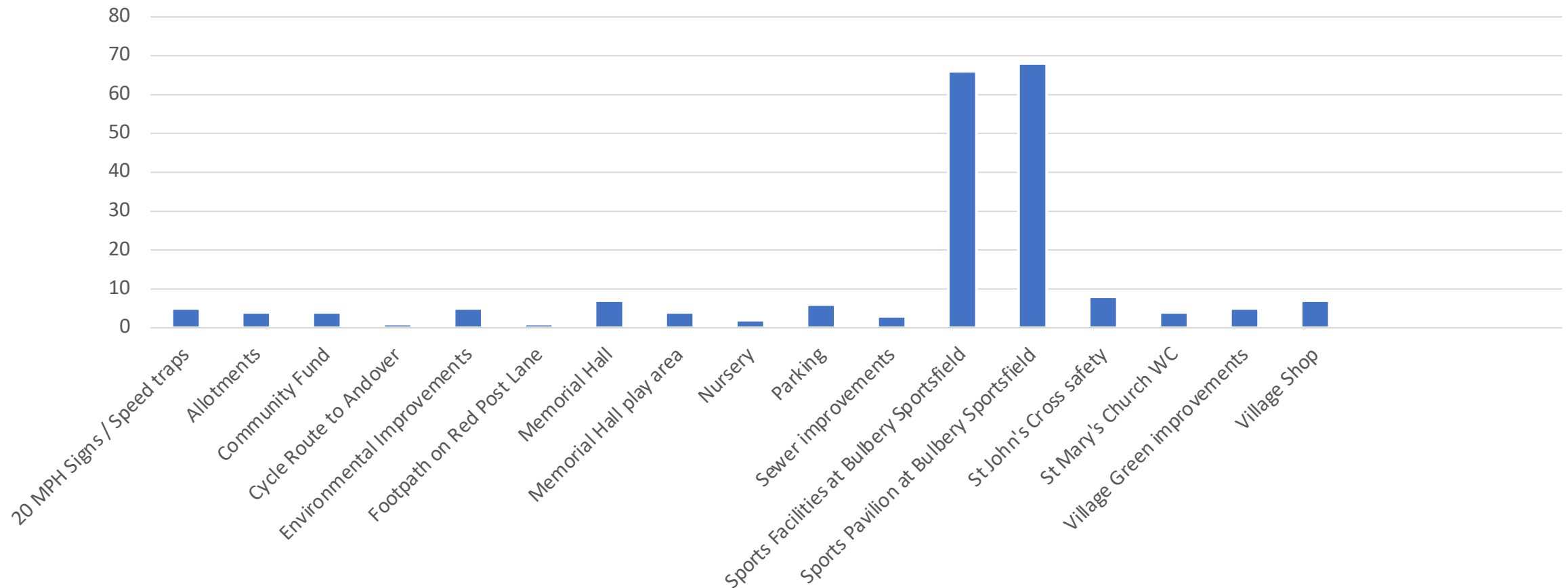
How would you like to see the potential £100,000 Section 106 community benefit funds be spent?

- 100 people gave suggestions for how to use Section 106 funds.
- They put forward a total of 200 responses (*people could suggest up to 3 things*).
- These have been collated into 17 topic areas:
 - ❖ 20mph Signs / Speed traps
 - ❖ Allotments
 - ❖ Community Fund
 - ❖ Cycle Route to Andover
 - ❖ Environmental Improvements
 - ❖ Footpath on Red Post Lane
 - ❖ Memorial Hall general support
 - ❖ Memorial Hall play area
 - ❖ Nursery general support
 - ❖ Parking near the school
 - ❖ Sewer improvements
 - ❖ Sports Facilities at Bulbery Sportsfield
 - ❖ Sports Pavilion at Bulbery Sportsfield
 - ❖ St John's Cross safety
 - ❖ St Mary's Church WC
 - ❖ Village Green improvements
 - ❖ Village Shop general support

Question 4:

How would you like to see the potential £100,000 Section 106 community benefit funds be spent?

No of Respondents per Topic



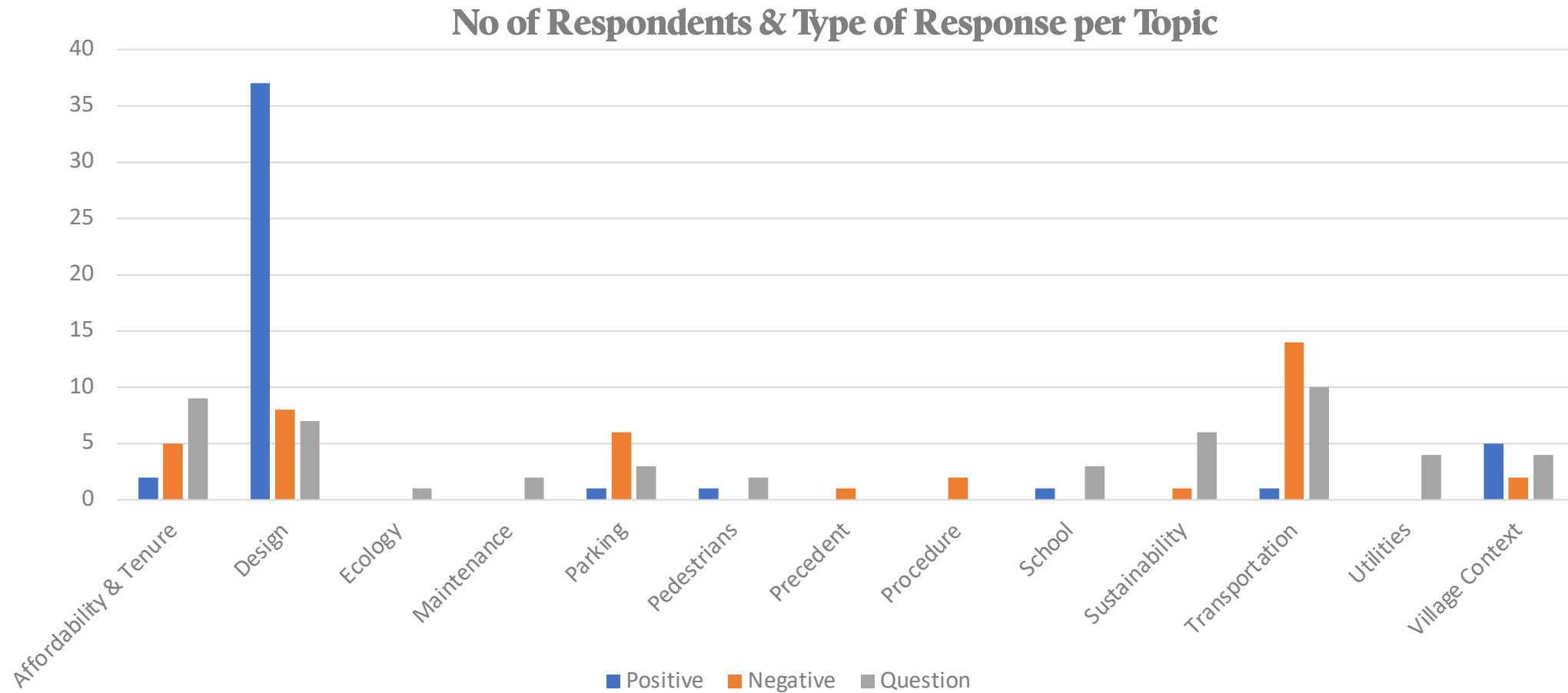
Question 5:

Do you have any other comments to make at this time?

- We received a total of 143 responses to this question, from a total of 90 different respondents.
 - 50 positive comments, split across 7 topics
 - 41 negative comments, split across 8 topics
 - 52 questions, split across 11 topics

Question 5:

Do you have any other comments to make at this time?

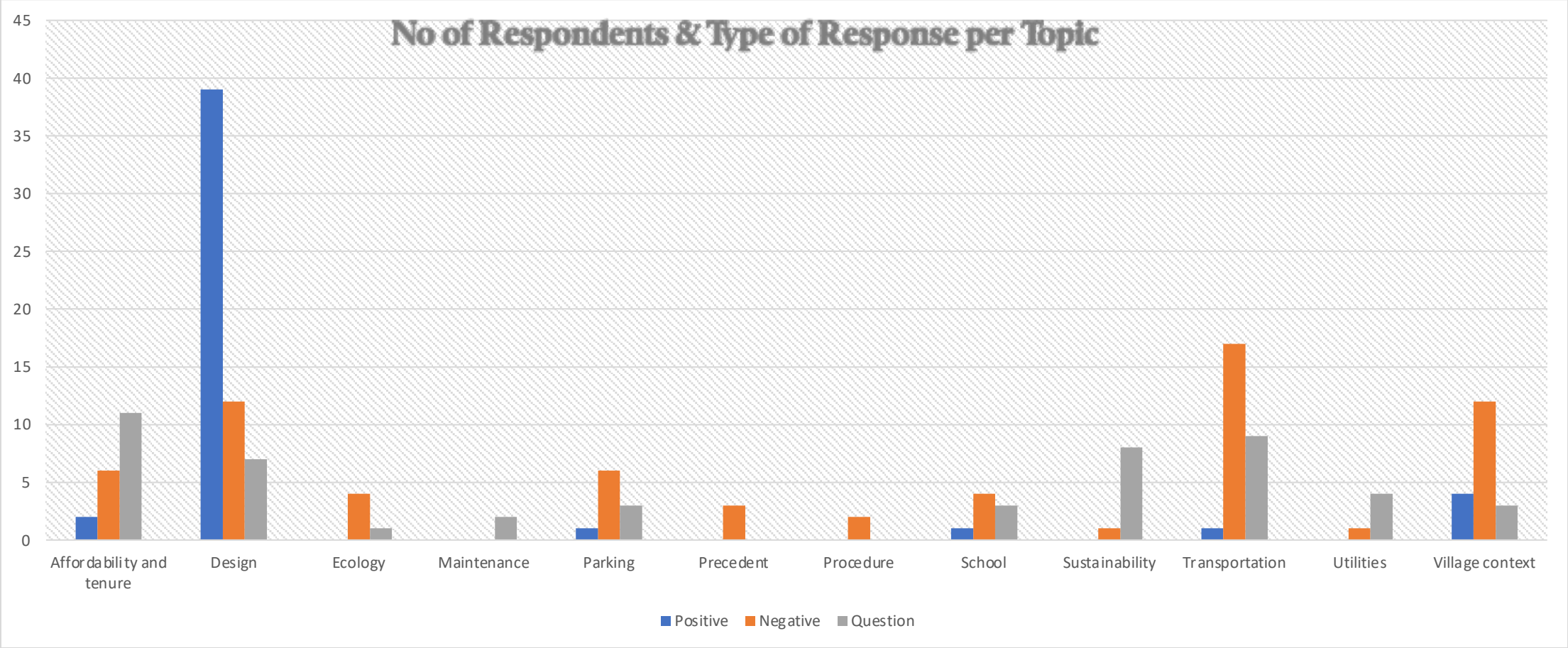


PART 2: Issues Raised & AACLT Response

Summary of Feedback

- **104** respondents out of 130 (80%) support the proposal.
- **26** respondents out of 130 (20%) did not support the proposal.
- **94** respondents offered a range of comments on the proposal (positive & negative) or raised questions.
- These reasons, comments and questions (“the responses”) have been grouped by topic. The topics and the number of responses in each to the total are shown on the next page.
- Most of the comments related to the design of the development. They are set out in Annexe 1 (Support for the Design Proposal) and Annexe 2 (Design Criticism / General Questions) with our replies.
- The responses relating to the other topics are summarised with our replies on the following pages.

Summary of Feedback (cont)



Design of the Development

- Of those who supported the proposal, 35 voluntarily added comments in support of various aspects of the design. Those comments are shown in **Annexe 1**.
- 10 respondents were critical of aspects of the design or raised questions about the design. These are shown in **Annexe 2** together with our replies.

Transportation Issues

- 8 respondents quoted traffic concerns as a reason for not supporting the development proposal.
- 16 other respondents who supported the proposal were nevertheless concerned about the effect on traffic in Duck Street and at St John's Cross.
- In summary there is concern that the development will cause congestion and exacerbate the parking situation especially during school arrival and departure times and put additional pressure on the St John's Cross junction.
- AACLT appointed a firm of consulting engineers (AWP) to advise on the traffic and highways implications of the development proposal. Their report can be read on the AACLT website [HERE](#).

Transportation Issues (cont)

- AWP have calculated traffic flows using Highway Authority accepted prediction rates, held pre-application discussions with the Highway Authority and concluded that:
 - the proposed site access will have negligible impact on the local road network;
 - the key junctions in the immediate vicinity of the site would satisfactorily accommodate the additional traffic arising from the proposed development without resulting in any severe impacts.
 - The site provides a sustainable location for development, the proposals include safe and suitable access arrangements and there would be no severe impacts on the local road network.
- It is therefore concluded that the proposed development is consistent with the requirements of local and national planning policy and there is no reason why this site should not be granted planning permission on highway grounds.
- In relation to the concern shown for the proposed site access junction, AWP's traffic modelling shows that the junction will operate well within capacity, with no queuing on the site access road in the morning peak.
- With regard to the school drop off/pick up arrangements, the School has expressed concern that our proposal will reduce the space available for parking on the highway and consequently put more pressure on their on-site arrangements. Respondents to the consultation have drawn attention to the congestion that occurs at school start and finish times.
- We have offered to work with the school to seek a way of improving the situation.

Affordability and Tenure

- There were a number of questions about the tenure and affordability of the dwellings. The following will hopefully clarify:
- There will be 10 **affordable rented homes** owned by a housing association and available to applicants who cannot afford to buy on the open market or rent privately where 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
 - a demonstrable need by virtue of their employment to live in the village or its immediate surroundings
 - a demonstrable need to live within the village either to support or be supported by a family member
- Affordable rents are set at no more than 80% of rents for equivalent properties in the private rented sector. We are working with our housing association and developer partners to keep them below this and the Local Housing Allowance levels.
- Three **shared ownership homes** are proposed available to applicants complying with the same local connection requirements as the rented homes.
- Shared ownership enables the occupant to purchase an equity share in their home, starting at a minimum of 25% of the equity and purchase of additional percentages later (“staircasing”). Rent will be charged upon the unsold equity not exceeding 3% of the value. Conditions will be attached to ensure retention of the properties as affordable in perpetuity by limiting staircasing to less than 100% or by a requirement to offer back to the CLT.
- There will be 12 **market homes** aimed especially at “down-sizers”. They are designed to be especially attractive to “down-sizers” by being adaptable to the demands of ageing. The financial viability of the development requires that they be sold at market value but they will be built to a high standard and we are sure they will represent good value for money.

Village Context

- A small number of respondents expressed disappointment that the development is not closer to the village centre but accepted that no nearer, deliverable site was available and some commented that the location is good.
- The site selection process was led by AACLT with input from TVBC planners. The site is in fact nearer the village centre than some other parts of the Parish. No viable alternatives have been suggested.
- One respondent questioned the need for more housing in Abbots Ann. Please read “The Story So Far” in “Housing for Local Respondents” on our web-site [HERE](#). In July this year 25 households with a local connection to Abbots Ann Parish were on the Hampshire Home Choice waiting list for an affordable property to rent.

Parking

- Ten respondents questioned the adequacy of car parking provision within the development.
- Parking provision was not clearly shown in the drawings we presented. We propose to provide parking in accordance with the planning authority’s standards as follows:
 - 1 bedroom dwellings: 1 parking space per dwelling
 - 2 and 3 bedroom dwellings: 2 parking spaces per dwelling
 - 5 visitor spaces
- Cycle storage and bin storage will be provided for each dwelling.
- We would like the parking arrangements to minimise the visual impact of parked cars and discourage random street parking. The plans we publish next will show how we propose to achieve this.

Sustainability

- Several respondents asked if photo voltaic panels had been considered. There were also suggestions that a ground source heat pump would be more efficient than air source.
- We have taken the view that Insulation is key for true sustainability and that every £1 spent would see a true carbon saving for the lifetime of the property with almost no degrading of the product over time and no need to replace or renovate. We intend that insulation of the building envelope will be well in excess of Building Regulation requirements
- The development will be constructed using structural insulated panels (SIP). These panels create a complete insulated envelope with almost no cold bridging (where a building element bridges the insulation layer) and very little air leakage. The timber element of these panels represents a carbon capture within the buildings and the panels production is done in a manufacturing setting off site which reduces both waste and transportation. This form of construction uses almost a fifth of the carbon that traditional brick and block work does.
- All lighting will be LED and window placement and building depths have been designed to enable the use of natural lighting as much as possible.
- There will be no energy generation on site but all the properties will be signed up to 12 months with an energy provider who purchases electricity from renewable sources only.
- In this context we feel justified in not compromising the aesthetic by roof-top PV arrays which are more efficient in large arrays in fields where they can be easily maintained and renovated.
- However, we are reviewing our approach to the energy issue with the help and advice of a local specialist. The results of that review will be reported with the plans we publish next.

School

- Traffic issues related to Abbotts Ann Primary School are discussed in the earlier ‘Transportation Issues’ section.
- It had been proposed to create a footpath adjacent to the School boundary to provide a pedestrian route from the housing development to the Bulbery Sportsfield. Concern has been expressed as to the risks to safeguarding of the children of such a footpath. We have discussed these concerns with the School and are removing the footpath from the proposal. We have taken into account that there is an alternative route to the sportsfield that is not much further.

Ecology

- Four respondents opposed the development on ecological grounds: loss of chalk downland, habitat and associated species. One respondent asked if ancient locations will be destroyed e.g. hedgerows etc.
- AACLT commissioned a Preliminary Ecological Appraisal of the site by a professional ecologist early in the design process. We will carry out further surveys to confirm the presence/absence of species before development commences.
- Mitigation and enhancement measures will include planting to increase species diversity and connectivity of the existing and retained hedgerows.
- The habitats on site comprise poor semi-improved grassland, hedgerows, recently planted trees and scrub. Generally the habitats are considered to be common and widespread and no plant species of note were recorded on site. It is intended that hedgerows and trees are retained on site wherever possible and the development does not result in a net loss of trees.

Utilities

- Three respondents expressed concern as to the adequacy of the sewage system to serve the development .
- We were advised by Southern Water in January 2020 that “following initial investigations, there is currently adequate capacity in the local sewerage network to accommodate a foul flow for the above development at/downstream of manhole reference SU33430002”. (This refers to a manhole in The Old Coach Road.)
- We are making further enquiries of Southern Water in the light of the comments received.
- Arrangements for disposal of storm water will be made on site.
- Enquiries have been made of electricity, water and telecoms suppliers. No problems are expected.

Precedent

- Three respondents have suggested that this proposal would lead to further development of other sites in Abbots Ann.
- We believe the contrary to be the case. Current planning policy supports development in the village if it can be shown to be necessary to satisfy local need. By responding to the need evidenced by the 2016 Housing Need Survey and the current housing waiting list, we reduce the justification for further development. That is not to say that there will be no further development in Abbots Ann in the future but it will not happen as a result of any precedent created by our proposal which at least is being carried out under the control of and for the benefit of the community.

Procedure

- One respondent was uncomfortable with the proposal being announced without planning permission having been obtained.
- It important to obtain the views of the community before the scheme goes for planning permission and it will be a requirement of the Planning Authority that we can demonstrate that we have done so.
- Another concern was the engagement of a “building contractor” at this stage.
- AACLT took the decision at an early stage that it should not take on the role of developer with the considerable financial risks that would entail. We therefore needed to engage with a developer with the right credentials and considered a number of possible candidates for the role including several housing associations. The selection was a competitive tender and was based on financial and non-financial criteria. The arrangements bring benefits to the village in the form of a development of superior standards and financial contributions to village projects and potentially from a share of development profit.

Maintenance

- Questions were asked regarding the ongoing maintenance of the communal areas of the development such as roads, trees and landscaping.
- We do not plan to have any of these areas adopted by the local authority. This means that we are free to achieve a more informal and attractive spaces and avoid the urbanising effects of local authority highway standards.
- The AACLT will therefore take overall responsibility for this maintenance and we are looking at alternative ways of arranging it.
- The Housing Association will be responsible for the maintenance of the Affordable homes.

Proposed AACLT actions in response to the community consultation

- Produce drawings and computer-generated images of elevations.
- Introduce some brick and flint into walls.
- Ensure good detailing of rendered surfaces to prevent undue weathering.
- Work with the school to try to mitigate existing and additional parking and traffic issues.
- Produce a parking plan that meets TVBC standards whilst minimising the visual impact of cars and discouraging random street parking.
- Review energy strategy.
- Remove footpath leading to the sports field via school grounds.
- Carry out further ecological surveys prior to commencement of development.

Conclusions

- The consultation elicited a good response for this type of survey.
- The results show that the residents of Abbots Ann have given a decisive and convincing approval for the development of 25 dwellings in the proposed location.
- Comments made by respondents demonstrate substantial support for the scheme design which will be reviewed and changes made as appropriate to incorporate respondents' feedback.
- The consultation raised a number of issues which will be investigated and on which we will report further as part of our updated plans.

Annexe 1: Support for the Design Proposal

5	This inspiring proposal fully meets my wishes for housing development. The imaginative layout and vernacular design features you propose will make it blend beautifully into the village.
6	This is a very well planned, extremely thoughtful proposal which fulfils the need for varied housing within Abbots Ann. The orientation of the dwellings will encourage a sense of community, and a feeling of enclosure. The simple beauty of the architecture and imaginative use of materials reference historic Abbots Ann. Creating a blend of trees, hedges, allotments and green spaces within the built area will affect in a positive way, the well-being of its residents.
7	This seems to be a very carefully thought-out scheme, with its mix of accommodation, its careful design and landscaping.
10	I think the proposal looks great.
16	Delighted with the standards of heating and building. I like the layout of the site.
20A	I do like the look of the development and a lot of thought has gone into the layout.
21	I'm very impressed with look look of the New housing project.
24	This is a super and well.thought out development. It is a good mix of property sizes ideal for first homes and for those in later years.
39	I think it's a great proposal. Congratulations to everyone involved. It's pragmatic, sensible and I think would provide some great and much-needed hosing stock of the right sort for the future village.
49	The plans look wonderful and I think will be a real asset to the community.
51	The housing proposal looks great and with more families in the village the sports pavilion needs an upgrade

Annexe 1: Support for the Design Proposal (cont)

- 55 The site is of the least contentious of those previously considered by the village and works well due to the proximity to the school. I genuinely like the outlined scheme and feel that the impact on the countryside would be minimal, the proposed new footpath behind the school would be a great addition, as would any traffic improvements to facilitate school pick up if this could also be included.
- 57 I strongly encourage that we keep Abbott's Ann a peaceful and tranquil village and not a 'suburb' of Andover. These development looks amazing, and the fact we get such a huge grant go help our community is great. Can this be the last of land development in the village? Thank you
- 58 Very good proposal which deserves support
- 59 I think the design has been carefully thought through and is in keeping with the village; without being overly pastiche. I love that the walls are tiled on top, that feels very Abbotts Ann-esque - particularly thinking of the houses surrounding the church and village shop.
- 70 Super looking development.
- 76 I believe a lot of care and attention has gone into th design.
- 82 I like the look of the development it's modern whilst giving a nod to the past.

Annexe 1: Support for the Design Proposal (cont)

83	I think the plan is excellent- if it looks as good as the pictures it will be a superb and much needed addition to our village.
84A	I would like to congratulate the committee on their sensitive development ideas which appears to keep the character of the village.
86	I cannot fault this project either as a local resident (due to lockdown I am living with my mother at xxxxxxxxxxxx in Abbotts Ann) or as someone who studied architecture at university for a couple of years (so I know the current issues for this kind of development). The site is perfect and you seem to have found an excellent balance all round - financially, stylistically and culturally. My only concern would be if corners are cut in the construction phase and the quality of the design and/or build is compromised, due to reduced finances (possibly as a result of the developing covid crisis impacting funds). I hope you can pull the whole thing off exactly as you are proposing. It really does answer local needs. It is possible that I or my mother may have a need for this development if it goes ahead. Full marks so far from both of us - well done!
87	The design is attractive and incorporates many of the build characteristics of Abbotts Ann village, integrating the new well with the village.
88	Having looked carefully at the proposal I like the way the development is laid out I believe it will add to the village and is much needed affordable housing for those younger people who want to stay in the village after leaving home. A good mix of different styles of property
89	The layout and design look excellent

Annexe 1: Support for the Design Proposal (cont)

91 I'm hugely impressed by the whole concept, which has a community feel about it and pays homage to the building styles in this area. The right balance has been struck between private ownership and low-cost housing to enable the scheme to be financially viable. The site is ideal for those with young children, and ties in the houses at St John's Cross with the rest of the village.

94 Great to see a development approached and carried out with integrity.

94A Provided the actual build and especially the sale/allocation of the properties is demonstrably above reproach I think it an excellent scheme.

99 I think the proposals are well considered and it is important that the village maintains as much control as possible over the inevitable housing developments that will be required in the TVBC area. If we do not look to deliver our own sensible, mixed housing project such as this it feels inevitable that a much larger, uncontrolled, development will likely be imposed on the village as a result of Uk-wide governmental Policy

101 Congratulations on a great scheme in a very good position

107 Very impressed with the plans, good location with new development fitting well with local style of architecture.

108 Well done persevering with this well balanced looking project !

113 The design is sympathetic with the surroundings.

114 Excellent design. Brilliant, modern extension of the village with subtle but effective references to its architecture and character.

Annexe 2: Design Criticism / General Questions

Comments/questions from consultation	AACLT's response
Do we have an appropriate average garden size and property footprint	All homes are designed in accordance with National Space Standards and all gross internal floor areas exceed this. The gardens in the proposal range from 75 to 235 m ² compared with those in a typical volume house builder design which would be about 50m ²
Is there space for a shower in the downstairs wc? This would further extend the lifetime of the usefulness of the property	Yes. The downstairs WC will be designed to allow for future provision of a shower/wet room.
There is no mention of accessibility, which needs to be considered, particularly to reflect the legal requirements, as well as the responsibility to vulnerable residents. This also needs to be reflected in the projects commitment to EDI.	All homes have been designed in accordance with Building Regulations requirements and Lifetime Homes criteria. This will also include circulation around the site and access to dwellings
BUT: Will there be a suitable "screen" between the school and the overlooking houses?	Yes. Homes adjacent to the school boundary are predominantly single storey however it is intended to retain the existing vegetation along the boundary.
It would be good to see some textured CGI's of the elevations. Breakdown of GIAs of scheme?	We will show both with the next presentation.

Annexe 2: Design Criticism / General Questions (cont)

Comments/questions from consultation	AACLT's response
Wooden boarding often looks tatty quickly. How will you ensure this does not happen?	We are proposing to use oak battens and boarding specifically detailed to be in protected areas at ground floor only. We will take advice from the Timber Research and Development Association as to correct treatment and maintenance.
Brick, flint and thatch dominate Duck Street. This should be reflected much more in the design. Currently there is little brick and flint but white stucco which discolours in time.	<p>Currently a palette of brick, flint and render is proposed. These materials will be detailed to ensure maximum longevity.</p> <p>It is unlikely that thatch will be used. We are proposing hand made clay tiles as the roofing material.</p>
Ruin the view and too many houses already.	<p>The site currently has high hedgerows to both Duck Street (eastern boundary) and school boundary (north) with trees to the south and a belt of trees to the western edge. The view of the development will be limited by this existing vegetation.</p> <p>The density of the development is 22 dwellings per hectare including the existing tree belt (27 per hectare excluding the tree belt). This compares with Criswick Close at 42 per hectare.</p>

Annexe 2: Design Criticism / General Questions (cont)

Comments/questions from consultation	AACLT's response
I particularly like the walls which are often found in the village but feel a few less - maybe using hedging could soften the look.	We will consider a mixture of man-made and natural boundary materials to the site boundary and gardens, softening the street scene as suggested.
The countryside views from mine and other properties will be greatly affected by the proposed development.	See assessment of views in ID73
and the design seems to me out of keeping with a village (which is basically 'humble' and of 'peasant' style, The design of the houses is supposed to be 'an exemplar development of distinctive character'. If it is distinctive, it will, ipso facto, not blend in. In fact, it will stick out like a sore thumb. It apparently will 'make specific reference to the historic character of local 'edge of village' vernacular buildings including farmyard courtyards'. From the drawings, it looks like a middle-class urban estate. The 'open oak framing' merely makes it an ostentatious pastiche of organic historic village growth. It would be much better to have red brick, as has been traditional for centuries in Hampshire villages. This would blend in and look like 'natural' expansion - see Bulbery and Criswick Close for examples. To have something 'different' is pandering to architectural artistry, not a genuine desire to integrate the community. not 'smart'). I would prefer an overtly modern style (eg brick) to the pretence at being of an old, vernacular style (oak and whitewash). It is my experience that planners, also, do not like 'pretence'..	Red brick will also be incorporated into the palette of materials. We are not convinced that Bulbery and Criswick Close represent a response to the older vernacular forms of the village.
My only concern is how well mixed developments of this type work in reality	This is required to comply with planning policy but something we have been keen to achieve anyway. There are now many successful examples in the UK.

Annexe 2: Design Criticism / General Questions (cont)

Comments/questions from consultation	AACLT's response
It will impact the countryside views from my house.	The site currently has high hedgerows to both Duck Street (eastern boundary) and school boundary (north) with trees to the south and a belt of trees to the western edge. The view of the development will be limited by this existing vegetation.
There are issues with the village boundary which it is adjacent to. How can it be part of the village?	Over time villages have expanded beyond their original settlement boundaries and retained their village identity. Abbots Ann is no exception and we are sure that with its references to village characteristics it will become very much part of Abbots Ann. It is of course within the parish of Abbots Ann.

Thank you!