

Homes for Abbotts Ann

2nd Public Consultation Response

Presented by:
Abbotts Ann Community Land Trust

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Contents

PAGE NUMBER	DETAILS
2	The 2 nd Public Consultation Process
3 - 4	The Consultation Questions & Report of Findings
5 - 9	PART 1 – The Public Response
10 -22	PART 2 – Issues Raised & AACLT Response
23	Conclusions

The 2nd Public Consultation Process

- Following completion of the 1st Public Consultation in October 2020, Abbots Ann Community Land Trust (AACLT) has now presented an updated development proposal for housing at Duck Street Abbots Ann, taking into account feedback received from the local community.
- The updated proposal was published online on 1st April 2021 and feedback was requested by 30th April 2021.
- The main focus of this 2nd consultation process was to communicate the changes made to the proposal following the feedback received from the public during the 1st consultation process, and to gauge continued levels of support for the updated plans.

The 2nd Public Consultation Process (cont)

- A leaflet was delivered to all homes in Abbotts Ann during the first week of April 2021, inviting residents to review the updated proposal posted on the AACLT website [HERE](#). The leaflet clearly highlighted that this was a 2nd consultation with an updated proposal, encouraging everyone to review and and to respond.
- All Abbotts Ann residents were invited to give their feedback via either a Microsoft Forms questionnaire (*with online link included within the proposal document*), via email to members of the AACLT Board, or on paper if unable to access email.
- Direct emails were sent out to everyone who provided their contact details during the 1st Public Consultation. A reminder email was sent out to everyone who had not responded one week in advance of the closing date for feedback to encourage maximum participation.

YOUR VIEWS ARE IMPORTANT
Please have a look & let us know what you think

THIS IS THE 2ND PUBLIC CONSULTATION

Abbotts Ann Community Land Trust invites you to review the updated proposal for the layout and design of

Abbotts Ann's New Housing Project

Last October we presented our initial proposal for a development of new homes to be built on Duck Street, next to Abbotts Ann Primary School.

We are now pleased to present our revised proposal which, as far as possible, takes into account the constructive comments & criticisms that we received from the village during our initial public consultation.

Please go to <https://aaclt.abbottsann.com> to view the proposal

You will be invited to give your opinions via a link within the proposal.

PLEASE NOTE: IT IS VERY IMPORTANT THAT WE RECEIVE FEEDBACK FROM AS MANY ABBOTTS ANN RESIDENTS AS POSSIBLE AS THESE HOUSES ARE BEING BUILT FOR THE BENEFIT OF THE LOCAL COMMUNITY.

Please have a good look through the proposal and give us your feedback by 30th April 2021.

If you can't get access to a computer and would like to see the proposal, please contact Aileen Catterson on 01264 710268



Illustration only

The Consultation Questions

The image displays three sequential screens of a mobile consultation form. The first screen features a blue header with the title 'HOMES FOR ABBOTTS ANN 2nd Public Consultation - April 2021' and introductory text about the AACLT proposal. The second screen contains two questions: '1. Do you currently live in Abbots Ann?' and '2. Do you support the AACLT April 2021 proposal to build a mixed development of 24 homes in Abbots Ann?', both with radio button options for 'Yes' and 'No'. The third screen continues with '3. If you would like to make any further comments please respond below:' and '4. Please provide your email address if you would like to be kept informed of progress with this development', each followed by a text input field. A blue 'Submit' button is located below the email field. At the bottom of the third screen, there is a disclaimer and a footer with links for 'Privacy and cookies' and 'Terms of use'.

HOMES FOR ABBOTTS ANN
2nd Public Consultation - April 2021

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

We would welcome responses from as many people as possible so please encourage your family and friends to respond. ...

1. Do you currently live in Abbots Ann?

☐ Yes

☐ No

2. Do you support the AACLT April 2021 proposal to build a mixed development of 24 homes in Abbots Ann?

☐ Yes

2. Do you support the AACLT April 2021 proposal to build a mixed development of 24 homes in Abbots Ann?

☐ Yes

☐ No

3. If you would like to make any further comments please respond below:

Enter your answer

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

Enter your answer

Submit

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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 issues raised by some respondents during the consultation and provides responses from the AACLT.

PART 1: The Public Response

Summary of Respondents

- 125 responses received (mainly via the electronic feedback form)
 - 600 homes in Abbots Ann
 - Suggesting a significant 21% response rate
-
- aacit.abbottsann.com website has now received 2,312 visitors
 - Website has now seen 4,529 individual page views

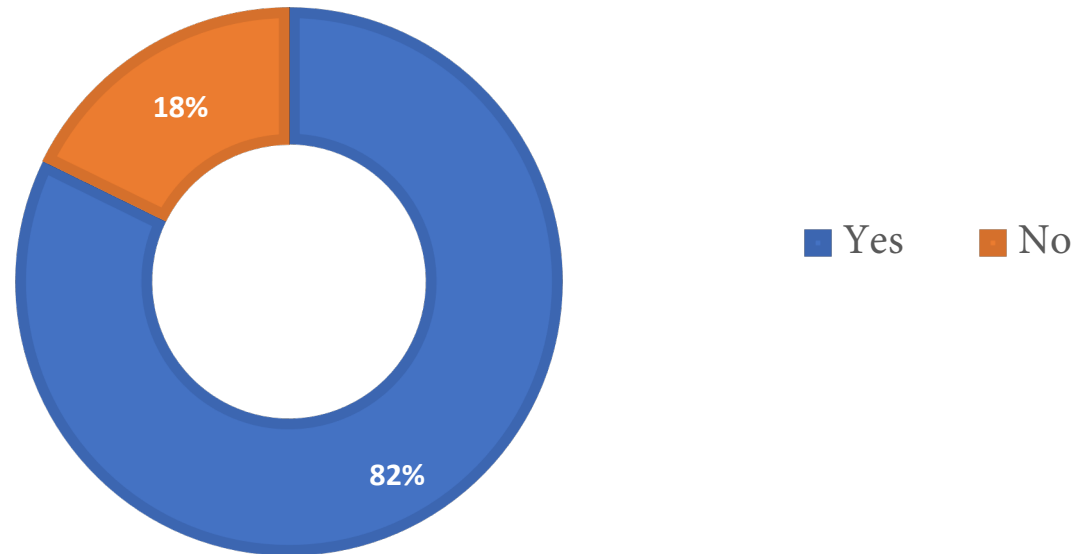
Question 1:

Do you currently live in Abbotts Ann? 98% of the respondents replied 'Yes'

Question 2:

Do you support the AACLT April 2021 proposal to build a mixed development of 24 homes in Abbotts Ann?

82% of the respondents support the updated proposal.



Summary of Feedback

- **102** respondents out of 125 (82%) support the proposal. *This is an increase of 2% since the 1st Public Consultation.*
- **22** respondents out of 125 (18%) did not support the proposal. *This is a reduction of 2% since the 1st Public Consultation.*
- **93** respondents offered a range of comments on the proposal or raised questions about a number of different topics.
- The AACLT has endeavoured to respond to the points raised on the following pages.

PART 2: Issues Raised & AACLT Response

Topic: Will the homes be for local people?

Within the development there will be 9 affordable homes available at affordable rents (these homes will be owned by a Housing Association - *White Horse Housing*) and 3 affordable homes available to buy via shared ownership.

These properties will be made available to people who cannot afford to either buy on the open market or to 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

Will the homes be for local people? (cont)

Of course, if no tenant satisfying these conditions applies within a reasonable period, a home would not be allowed to stand empty for a long period of time so after a reasonable period the local connection would be widened to include adjoining parishes.

Please note however that the current affordable housing need in Abbotts Ann by assessed bedroom need, based on current applicants registered on Hampshire Home Choice's register as of July 2021 is as follows:

No of Bedrooms Required	No of Homes Required
1 Bedroom	14
2 Bedroom	8
3 Bedroom	2
4+ Bedroom	0
Total	24

Will the homes be for local people? (cont)

There will be 12 homes made available for general market sale.

These homes are designed to be especially attractive to “down-sizers” by being adaptable to the demands of ageing. Financial viability of the development requires that these will be sold at market value.

The sale of these general market homes will not be limited to those with a local connection but our developer - Haygarth Ross - has agreed that these homes will be made available for exclusive reservation by local residents for a limited period of time, prior to being launched on the open market.

Full details will be provided to all Abbots Ann residents when the properties are available.

Topic: Can the sewage system cope?

As part of the initial site suitability investigations carried out regarding the proposed Duck Street location, enquiries were submitted to Southern Water with regards to the removal of foul sewage from the site.

Southern Water have stated that there is adequate capacity in the local sewer network to accommodate the foul sewage flows from the proposed development.

As part of the AACLT public consultation process we have received expressions of concern from a number of Abbots Ann residents regarding the on-going sewage issues within Abbots Ann and the surrounding areas. Given the scale and nature of the overall sewage problem, the proposed development of 24 homes at the Duck Street location will have no detrimental effect on the situation, but we hope that the following information will give residents some more details regarding the matter:

Can the sewage system cope? (cont)

- The public sewer in Abbots Ann is part of a network that flows from Fyfield through Kimpton, Thruxton, Amport and Monxton and onwards to Fullerton wastewater treatment works south of Andover via the pumping station on Salisbury Road.
- The pipe coming from Monxton into the valve in Mill Lane, Abbots Ann is 300mm diameter, and is taking a direct feed from the pumping station in Monxton.
- The gravity system down-stream of the valve is only 150mm. The valve causes the 300mm pipe to back up and act as a store for the sewage when the pump is on thus controlling the rate of flow into the 150mm section.
- The valve is adjusted twice daily. If the valve isn't working correctly there is a risk of flooding in Abbots Ann.
- The flooding is caused by the 300mm pumped system and when the pump isn't on the 150mm system has spare capacity.

Can the sewage system cope? (cont)

- If the pumped system and valve were acting as they should there would be spare capacity in the 150mm system.
- Groundwater infiltration into the sewerage system in the villages upstream of Abbots Ann contributes to the potential for flooding. The problem is particularly acute during periods of high rainfall.

SUMMARY:

The responsibility for dealing with these problems lies with Southern Water. Parish Councils in the area (*including Abbots Ann Parish Council*) have recently agreed to work together to apply pressure on Southern Water and other relevant bodies to find a long-term solution.

Southern Water have stated that there is adequate capacity in the local sewer network to accommodate the foul sewage flows from the proposed development.

Topic: Will the site cause traffic congestion?

As part of our original site suitability work, we commissioned Consulting Engineers Awcock Ward Partnership (AWP) to advise on the transportation and highways implications of the development. This was carried out in May 2020.

Since the 1st Public Consultation we have commissioned an updated report from AWP (in July 2021) which is available to view [HERE](#). There is also an appendix of data available to view [HERE](#).

AWP used PICADY software to predict capacities, queues, delays and accident risk at the proposed new access into the development and at St John's Cross. The PICADY model is used extensively throughout the UK and around the world. It is based on over three decades of research and development.

AWP measured existing traffic flows in this part of Duck Street and at the St John's Cross junction and calculated predicted traffic flows generated by the development. The trip rates and trip distribution were agreed with Hampshire Highways. The outcomes from the investigations and modelling are as follows:

Will the site cause traffic congestion? (cont)

- The development could generate 14 trips during the AM and PM peaks respectively. This equates to approximately 1 trip every 4-5 minutes and is not considered to be severe in terms of the impact on the local highway network.
- The proposed site access junction operates well within capacity, with no queuing on the site access road in the morning peak. It has negligible impact on Duck Street and the local road network and no queue length predicted for southbound cars waiting to turn right into the site.
- The impact of the development traffic on the St John's Cross junction is minimal, with a loss of just -3% capacity in the morning peaks and -1% in the afternoon peaks in both 2020 and 2025 scenarios.
- There are no patterns in accident history that might suggest any potential existing safety issues or deficiencies in highway infrastructure.

Will the site cause traffic congestion? (cont)

SUMMARY:

It is concluded that 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.

Further afield the change in traffic flow is expected to be negligible.

The traffic impact of the scheme is considered to be acceptable in light of the requirements of the national and local policy and in terms of the effect on the residents of Abbots Ann.

Topic: Car Parking

The most queries received during the public consultation process related to concerns about the number of car parking spaces on the proposed site. We have updated the plan to show

The number of spaces required by the Council's standard is as follows:

- 1 space per 1 bedroom apartment: 4 total
- 2 spaces per 2 and 3 bedroom dwellings: 40 total
- 1 space per 5 dwellings for additional visitors: 5 total

We have allocated an additional parking space to 6 of the homes as follows:

- 2 x 2 bedroom dwellings to have 3 parking spaces
- 2 x 3 bedroom dwellings to have 3 parking spaces

This increases the total number of parking spaces on the site to 55. See updated plan on next slide.

Car Parking (cont)



GET ON YOUR BIKE!

- In addition to the allocated car parking spaces, there will also be 44 cycle parking spaces on site.
- This will be provided for all houses and single storey homes in the form of lockable stores accessed either via the gardens of from the street entrances.
- The apartments will have an adjacent communal bicycle store.

ELECTRIC CHARGING POINTS

- We will be providing electric car charging points at all houses and single storey homes, and there will be a shared charging point at the apartment parking location.

Topic: Ecology

We would like to emphasise the commitment to protect and enhance potential habitats at the site of both the AACLT and our developers Haygarth Ross.

We commissioned a site appraisal by a professional ecologist early in the design process so that the design would take the protection of species into account. The main potential habitats are the hedgerows and trees which, except for the formation of entrances to the site will be retained and protected. We will also plant additional hedgerows of indigenous species which will more than compensate for any loss and provide connectivity between existing ecological pathways.

Otherwise, habitats on site comprise poor semi-improved grassland and scrub. Generally the habitats are considered to be common and widespread and no plant species of note were recorded on site.

We will of course discuss and agree with TVBC's ecology advisers what additional surveys may be necessary to determine the presence or otherwise of species such as dormouse or reptiles.

Conclusions

- The 2nd Public Consultation elicited a good response for this type of survey.
- The results show that the residents of Abbotts Ann have given a decisive and convincing approval for the revised proposal for the development of 24 dwellings in the proposed location.
- The AACLT will be submitting a planning application to Test Valley Borough Council in the coming weeks.
- Full details of our application will be made available via the AACLT website as soon as the application has been ratified by the planning office at TVBC and this information will be emailed directly to everyone who has provided their email addresses during the two public consultation processes. Members of the general public will be encouraged to make comments regarding the application via the TVBC website at that stage.

Thank you!