

# Statement of Community Involvement

Land west of Willow Bank Road, Alderton, Tewkesbury

Prepared by Black Box Planning  
on behalf of *Backhouse Housing*



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Appendix 1 – Community Consultation Leaflet

Appendix 2 - Community Consultation Website

## 1. Context of Community Involvement

- 1.1 This Statement of Community Involvement (SCI) is submitted in support of a full planning application made by Backhouse Housing ('the Applicant') to Tewkesbury Borough Council (TBC) in respect of the development of for 56 dwellings plus associated landscaping and access ('the Proposed Development') at Land west of Willow Bank Road ('the Site').
- 1.2 A full planning assessment of the Site can be found in the Planning Statement prepared by Black Box Planning that forms part of this submission. This SCI outlines the public consultation approach taken by Black Box Planning and the consultant team on behalf of the Applicant in respect of the Proposed Development.
- 1.3 The Site lies on the south-western edge of Alderton, West of Willow Bank Road. The public consultation strategy was initially focused on web-based engagement with local residents.



Figure 1 : Public Consultation Website (August 2022)

- 1.4 The following chapters detail the consultation programme that has taken place and then continues to explain how this has influenced the current planning application.

## 2. Relevant Planning Context

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- 2.1. This section sets out the relevant planning context in relation to the requirements for public consultation and community involvement.

### Legislation

- 2.2. Section 18 of the Planning and Compulsory Purchase Act 2004 introduced the requirement for each local authority to prepare an SCI. The SCI sets out how communities will be engaged not only in the preparation and revision of local development documents but also for the consideration of planning applications.

### National Planning Policy Framework

- 2.3. National planning policy in relation to pre-application engagement is set out in the National Planning Policy Framework (NPPF, 2019).
- 2.4. In decision-taking and specifically pre-application engagement, paragraph 39 of the NPPF states that early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better co-ordination between public and private resources and can result in improved outcomes for the community.
- 2.5. Paragraph 40 further advises that, the more issues that can be resolved at the pre-application stage, the greater the benefits. Statutory planning consultees are also encouraged to adopt an early, proactive approach and to provide advice in a timely manner throughout the development process. In addition, paragraph 41 recommends that the participation of other consenting bodies in pre-application discussions should enable early consideration of all the fundamental issues relating to whether a particular development will be acceptable in principle.
- 2.6. In order to avoid delay the NPPF advises that applicants are encouraged to discuss what information is needed with the local planning authority and expert bodies as early as possible.

## Tewkesbury Borough Council Statement of Community Involvement (2022)

- 2.7. Tewkesbury Borough Council sets out its expectations for pre-application engagement in their Statement of Community Involvement in Planning (SCI) 2022 document.
- 2.8. The SCI encourages applicants to undertake consultation. The key statement in the report is that: *'the purpose of the planning system is to help achieve sustainable development, assisting economic, environmental and social progress for existing and future communities. Planning shapes the places where people live and work, so it is important that communities can take an active part in the process.'*
- 2.9. For major applications, the Tewkesbury Borough SCI recommends that applicants *'engage with the owners, occupiers of neighbouring land and premises, the parish council(s) affected by the development and the wider community at the earliest stage of preparing their development proposal (pre-application).'*
- 2.10. The Council set out the requirements of pre-application consultation which are summarised below:
- Applicants should tailor pre-application community consultation according to the scale, nature and complexity of the proposed development;
    - where and if possible other consultation methods could include public exhibitions, face to face workshops, and surveys;
  - applicants make should early contact with the relevant Town and Parish Councils/Meetings on all development proposals; and,
  - if a proposal is likely to be controversial, it is vital to ensure that community engagement is fair and equitable.

## 3. Scope of the Engagement and the Pre-application Process

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- 3.1 The following section sets out the range of individuals and organisations involved in the pre-application engagement process. It also sets out the methods used to engage these stakeholders.
- 3.2 The engagement strategy was developed with consideration of the government's policy on community involvement and the Tewkesbury Borough Council's SCI (2022) as detailed in Chapter 2.

### Scope of Engagement

- 3.3 A key consideration for a comprehensive engagement process was the identification of stakeholders and interested parties. Throughout the process the view has been taken that everybody in the community would be interested in commenting on the development of this site. To this end a range of local organisations and individuals were consulted in order for the proposals to be fully understood by the local community.
- 3.4 In particular, the following stakeholders were targeted:
- residents living in close proximity to the Site;
  - the Alderton Parish Council;
  - Tewkesbury Borough Council (Planning Officers).

### The Pre-application Process

- 3.5 In order to inform the approach to development of the site and the emerging design early pre-application engagement was undertaken with Tewkesbury Borough Council. This involved engagement with a range of officers include Planning, Transport/Highways and Design.
- 3.6 As noted above, the community engagement strategy has been guided by the recommendations of the Tewkesbury Borough Council SCI (2022). Guided by the this report the following stages informed the scope of stakeholder engagement:
- use of the Council's pre-application advice service;
  - notifying the Parish Council Planning Network of pre-application stages;
  - distribution of information leaflets;
  - creation of public consultation website; and,
  - submission of a Community Involvement Statement.
- 3.7 The above approach ensures that the Tewkesbury Borough Council, Alderton Parish Council and the local community were given the opportunity to influence proposals.

## 4. Pre-application Advice and Community Engagement

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4.1 The following section sets out the methods in which the Local Planning Authority, Parish Council and the general public have been involved in the pre-application process.

### Pre-application advice from Tewkesbury Borough Council

4.2 A pre-application submission was made to Tewkesbury Borough Council on 30<sup>th</sup> October 2020 including an earlier iteration of the proposed masterplan.

4.3 The feedback from pre-application discussions set out that:

- development on unallocated sites will only be permitted on sites that meet one-or-more conditions under policy SD10;
- the reported land supply at the time was 4.35 years triggering the presumption in favour of sustainable development; it was confirmed there were no policies in the NPPF that provided a clear reason for refusing the scheme;
- the scale of previous developments has led to social cohesion concerns;
- a Landscape and Visual Impact Assessment would be required;
- localisation of development over green space would not significantly alter the character of the wider landscape and so was considered acceptable in the overall planning balance;
- provision of housing types should respect the character of its surroundings;
- concerns regarding permeability and access;
- evidence requested regarding the ability to achieve suitable visibility splays;
- the importance of ensuring that good pedestrian connectivity can be achieved to link the Site to Willow Bank Road and the wider village;
- a full ecological survey would be required for any planning application; and,
- requirement that the impact upon Dixton Wood SAC and Bredon Hill SAC located within 10km of the site be accessed.

## Engagement with Alderton Parish Council

4.4 A meeting was held with the Alderton Parish Council on August 16<sup>th</sup>, 2022. The meeting sought to update the Council regarding the emerging development proposal and offered the opportunity for Parish Councillors to be involved in the pre-application process. The agenda of the meeting is highlighted below:

- a brief explanation as to the wider planning context, namely the vulnerability of 5 Year Housing Land Supply in Tewkesbury;
- a discussion of the differences between this scheme and the refused proposal in 2014;
- a description of the design context, particularly how the design has been carefully developed to draw upon the characteristics of the village; and,
- a question-and-answer session with Councillors.

4.5 The key points to note were:

- it was highlighted that the community objected to the principle of further development in the village;
- there was a recognition of the of the 5 Year Housing Land Supply in Tewkesbury Borough;
- the design process and the design itself were welcomed, though it was noted that this would not have the effect off tempering objections to the principle of development; and,
- it was recommended that the meeting should have taken the form of a public event rather than a closed meeting.

4.6 Following discussions with the Parish Council through the meeting it was agreed that the Applicant would organise a public exhibition event in the Village Hall, which is scheduled to take place on 14<sup>th</sup> September.

## Public Consultation

4.7 The website was advertised through a flyer posted to local residents on Friday 29<sup>th</sup> July 2022 with the website being launched on August 1<sup>st</sup>, 2022. The letter (Appendix 1) was posted to around 350 addresses in immediate proximity to the site, the area covered is illustrated in Figure 2 (below). This area included residential properties on Willow Bank Road and the surrounding area.

4.8 The website provided detail on the existing site and the development proposals along with a questionnaire that sought to establish local views on the proposed scheme. A snapshot of the website consultation is included at Appendix 2.

- 4.9 The online consultation was live for 3 weeks between Monday 1 August and Sunday 21 August. The consultation was composed of multiple-choice questions with feedback opportunities, the results of which are summarised below.

Figure 2 – Catchment Area for Online Consultation

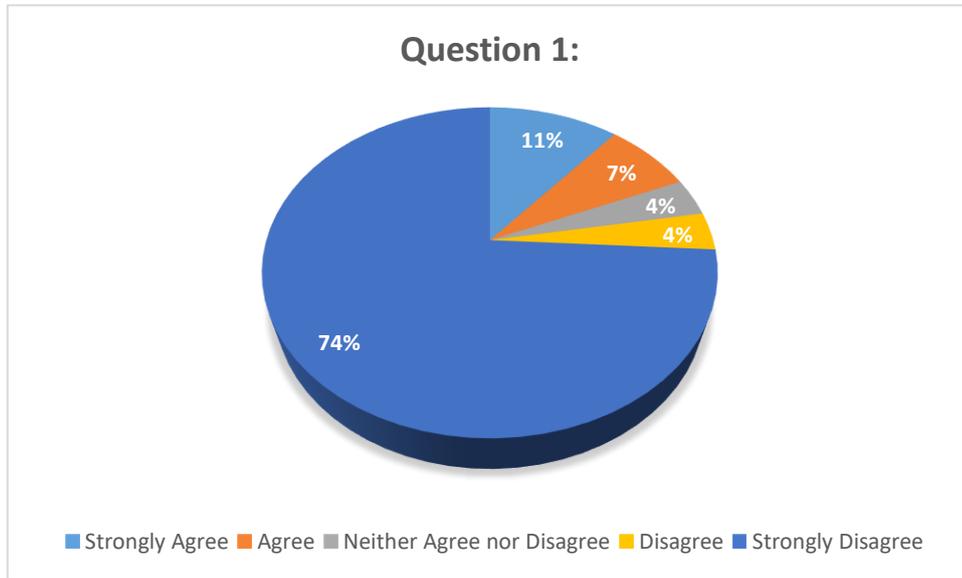


## Outcome of Public Consultation Event

- 4.10 In total, 48 responses were received once the web-based public consultation and additional emails and letters. Of these 19 respondees provided addresses from the GL20 postcode area, 29 did not identify their area.
- 4.11 The age profile shows that 26% of respondees were in the 18-40 age range: 18% in the 40-60 range and, 56% in the 60+ range. This is indicative of the age demographic in the village.
- 4.12 Overall, the majority of respondees were in objection to the scheme as identified through the responses to question no.1 below.

**Question 1: To what extent do you agree with the following - "I believe the site is suitable for sensibly designed homes with green spaces"**

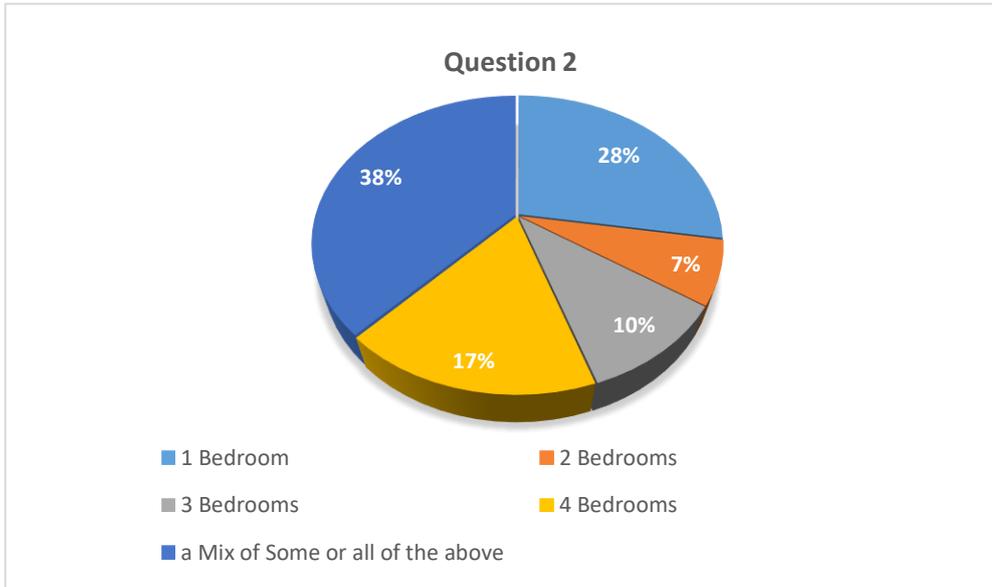
4.13 Overall, 18% supported the suitability of the site for development whereas 74% objected.



4.14 Further comments on this question were also encouraged and the following topics arose:

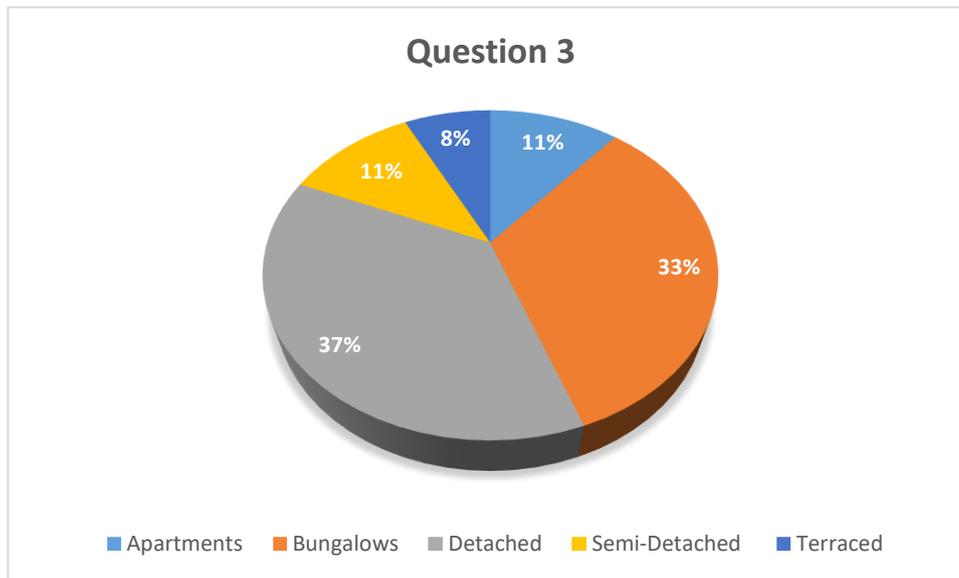
- risk of overdevelopment could be detrimental to the area;
- concern over loss of green space;
- concerns of increased car use, pertaining to environmental pollution;
- ecological concerning the removal of trees and hedgerow;
- identified that the proposed development is not included in the Neighbourhood Development Plan;
- potential educational impacts as it is claimed the primary school is full;
- accessibility issues raised regarding the impact of increased car usage; and,
- discussion of issues of safety to pedestrians due to increased traffic flow.

**Question 2: What kinds of homes do you think would best meet the future needs of Alderton and the local area?**



4.15 A small number of respondents commented in relation to this question that they made a selection simply because the webform required a response to proceed, and not because they were expressing a genuine preference for a particular house type.

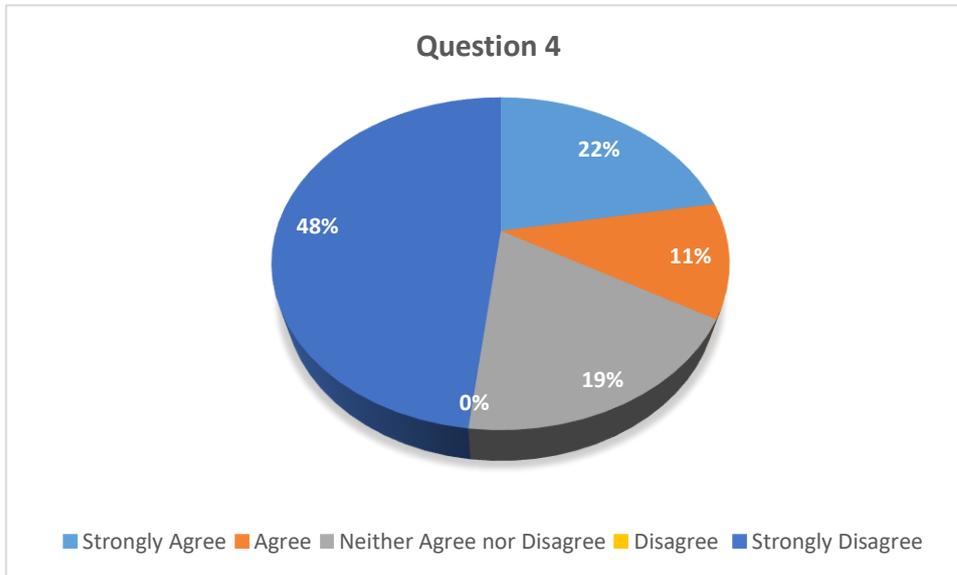
**Question 3: what would you consider the most appropriate type of new housing in Alderton and the local area?**



4.16 A range of responses were provided to this question with most responses suggesting this should be used for either a museum or a community centre, a full list of responses is below:

- notable that some of the responses (3) are compromised as there was no option for ‘no development appropriate’;
- support for bungalows as they may reduce the visual impact on the landscape;
- additional support for bungalows as they reduce risk of amenity obstruction and overlooking for existing properties on Willow Bank Road;
- questions surrounding the demand for new housing;
- request for innovative design that integrates new developments more cohesively within the area; and,
- general statements that development is not required.

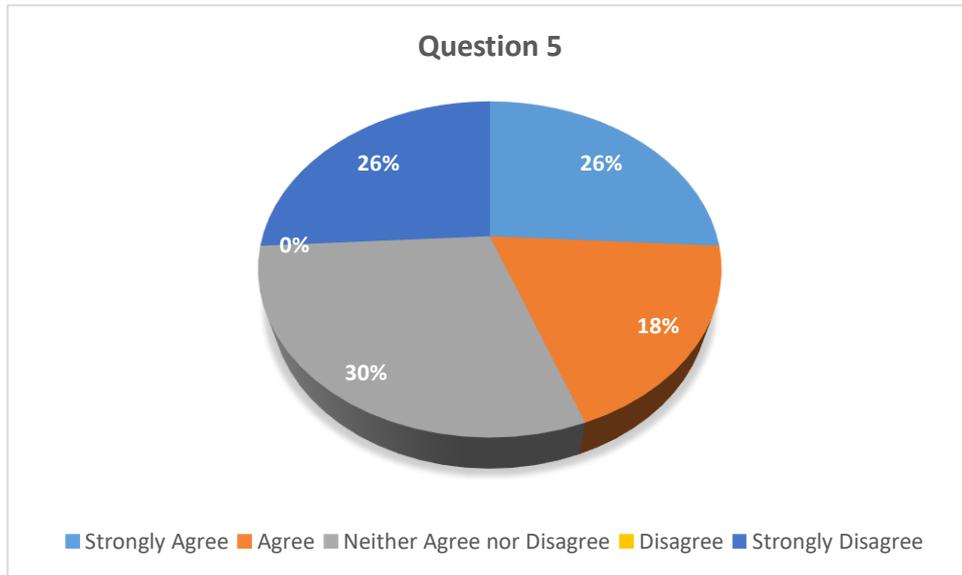
**Question 4: The proposal will deliver 22 affordable homes in a mix of tenures in accordance with the Local Plan requirement of 40%. Do you consider that the provision of affordable housing is an important priority in Alderton**



4.17 Further comments for this question were also encouraged and the following topics arose:

- due to a lack of public transport links there is need for one or more private cars per household;
- families requiring affordable housing may not have the means to afford private car costs;
- notable that some 'strongly disagree' responses were in place of an answer intended to be 'no response';
- objection to development as a whole;
- concern that the limited services, such as the village shop, cannot fulfill the employment needs of affordable housing tenants;
- support for the provision of affordable housing for existing village residents; and,
- concern that there is limited transport infrastructure for accessing employment.

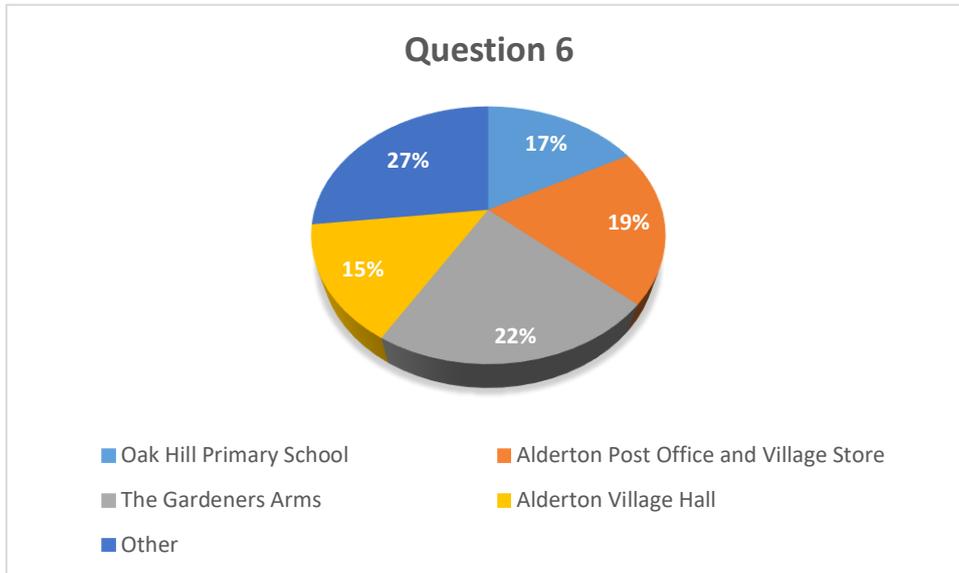
**Question 5: A key feature of the proposal is the provision of air source heat pumps and electric vehicle charging points for each dwelling. Do you support the provision of homes with such sustainability features and energy efficient homes in Alderton?**



4.18 Further comments for this question were also encouraged and the following topics arose:

- notable that some 'Strongly Disagree' responses were in place of an answer intended to be 'No Response';
- concerns regarding noise pollution that may be produced by air source heat pumps;
- lack of support for new development;
- support for sustainable development and the use of recycled materials; and,
- support for the use of solar panels.

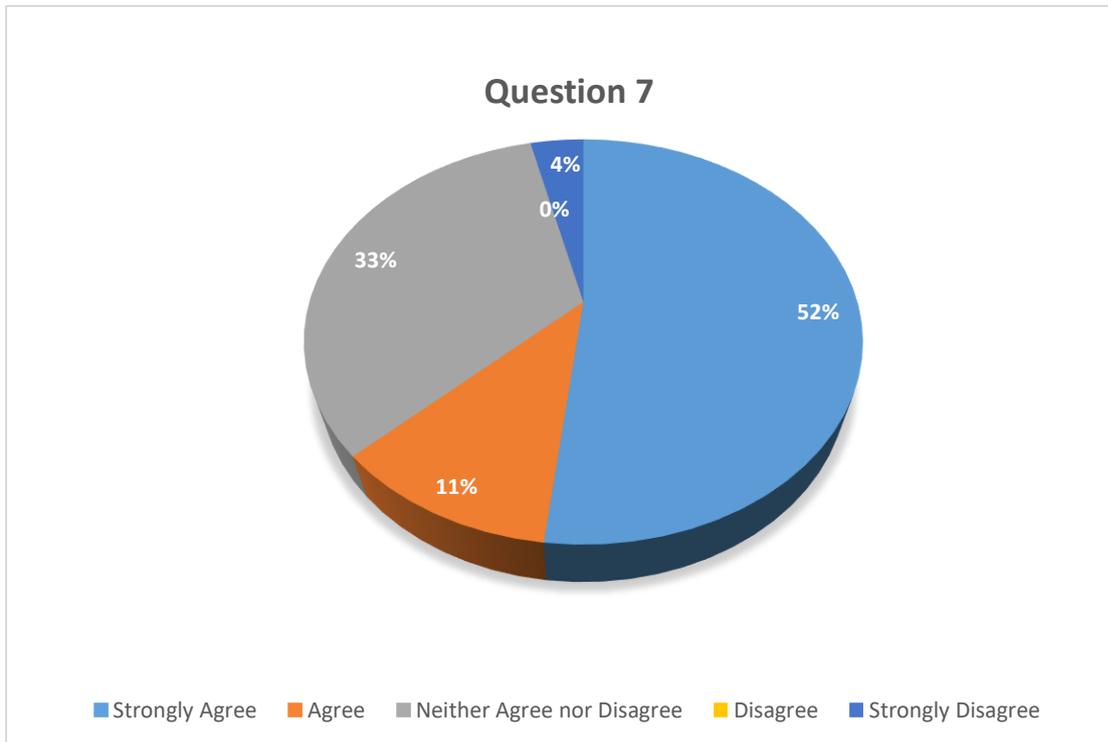
**Question 6: Which community asset or facility do you think would benefit from new local users?**



4.19 Further comments for this question were also encouraged and the following topics arose:

- some respondees used the 'other' option to state that they believed none of the facilities would benefit from the proposed development;
- discussion of capacity issues at village school;
- support for new development if it benefits local facilities, however it is noted additional facilities, such as a doctors surgery, are not available in the village;
- concern for local facilities whose usage has not increased with scale of development;
- discussion of reduced hours in village facilities due to limited demand;
- concern that school numbers are falling; and;
- noted that some local facilities are already stretched to capacity.

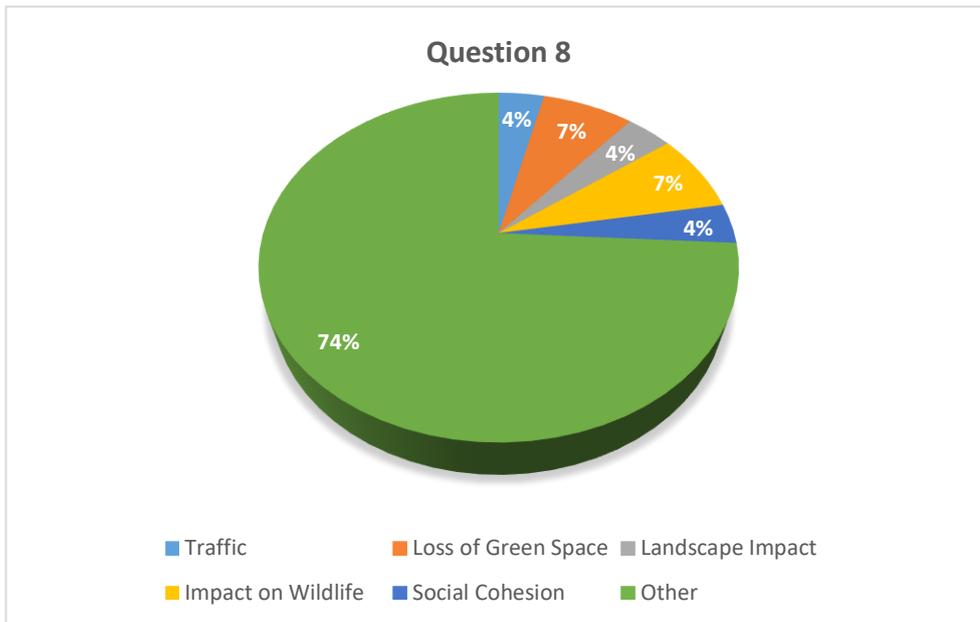
**Question 7: Do you agree that the design of the scheme should reflect the traditional materials and character of homes in Alderton?**



4.20 Further comments for this question were also encouraged and the following topics arose:

- notable that some 'strongly disagree' responses were in place of an answer intended to be 'no response';
- discussion that rural villages develop over hundreds of years and so encompass different housing styles, with a belief this would be hard to achieve in a contemporary way;
- support for bungalows as they would mirror existing properties in the village;
- support for homes built with Cotswold stone and brick; and,
- concern that designs shown in current proposal do not reflect the character of the village.

**Question 8: What concerns you the most about development in this location? Traffic; Loss of Green Space; Landscape Impact; Impact on Wildlife; Social Cohesion; Other.**



4.21 Further comments for this question were also encouraged and the following topics arose:

- respondees used the ‘other’ option to state the were concerned about ‘all of the above’, request for this to have been an option;
- queries surrounding overdevelopment in the village;
- concern for the loss of green space;
- concerns for biodiversity regarding the loss of wildlife; and,
- discussion of social cohesion issues.

***Do you have any other comments on the proposed development?***

4.22 A section was also provided for residents to leave other comments. Any issues not already identified above are set out below:

- Concern surrounding noise pollution during development;
- Concern regarding dust pollution in the area surrounding the site;
- Objection to the demolition of the dwelling on Willow Bank Road;
- Concerns regarding access for pedestrians through Alderton allotments;
- Highlighted that proposed site lies outside the village settlement boundary;
- Concern for safety of pedestrians using roads with heavy construction traffic on;

- Discussion of the loss of amenity and interruption of green landscape for properties on Willow Bank Road; and,
- Mention that proposed development conflicts with the Tewkesbury Borough Plan.

## ***Additional comments***

4.23 Residents were able to leave additional feedback by sending responses by email or post, with details provided on the consultation webpage. A total of 19 emails and 2 letters were received providing further comments on issues raised on the online consultation webpage. The feedback from the additional comments is summarised in the themes below:

- Nine email respondees express concern for highways and an increase in traffic flow. Residents highlight the increase in private cars will result in an increase of congestion. The condition and size of the roads has been highlighted as a possible constraint of increased car usage. Safety concerns are brought forward again regarding pedestrian facilities on local roads.
- Queries were raised by ten emails and letter respondees regarding the exclusion the proposed development in the Alderton Neighbourhood Plan. It was questioned whether new housing is required if it is not expressed in local plans. It was also highlighted that a demand for housing in Alderton is not identified in the Tewkesbury Borough Council Local Plan.
- Concern from seven email respondees over the pressure that would be placed on local facilities with continued development in Alderton. It is noted that the local infrastructure is already under pressure from previous development in the village.
- Five emails responses highlight that the proposed site lies outside the village settlement boundary. This appears to link to residents' discontent regarding the expansion of the village.
- Ecological concerns were raised by seven email and letter response pertaining to the loss of habitats and the loss of green space. Biodiversity concerns are raised in conjunction with this regarding loss of wildlife.
- Concerns raised by three email respondees on the regarding the potential impact on social cohesion in the village. Queries are raised over the social wellbeing of the community as a result of continued development.

## 5. Response to Feedback Received

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- 5.1 The feedback received from various stakeholders was informative in terms of the scope of the planning application and the opportunities that exist through the outline planning application to help set the planning framework for the future.
- 5.2 The below sets out key headings based on the topic areas of the feedback received and provides further information and responses having regard to the emerging proposals.

### Overdevelopment

- 5.3 Concerns regarding overdevelopment of the village were raised by a number of residents. Many respondents refer to the rate of growth in Alderton over recent years and the cumulative impact of development in the village, a point echoed in the pre-application response.
- 5.4 Whilst there is weight behind this issue it should be measured against the recognised housing land supply shortfall within the Tewkesbury Borough area.

### Housing Need / Affordable Housing Need

- 5.5 Some responses indicated a recognition of a housing, and affordable housing, requirement in the village for its residents. A range of comments set out that whilst there has been enough development of family homes, new affordable housing could be offered to young residents. For example, in the questionnaire one young resident sought to own their own home in Alderton but claimed house prices were too expensive. The provision of new affordable housing in the area would supplement this need. It is also indicated from responses that new housing should also be offered to the elderly population.
- 5.6 This need aligns with discussions in the pre-application response which states, the ANDP identifies that; *'in the event that a future development plan identifies an additional need for further housing development in Alderton (as a service village), beyond what is being accommodated within the settlement boundary, then sites outside of the boundary will be considered in line with the other policies of the plan.'*
- 5.7 The proposal gains a mix of support, but it is highlighted that the provision of housing in the local area to existing residents means they may benefit from such developments.

## Consistency with Local Development Plan

- 5.8 It was highlighted in the consultation responses that the Proposed Development does not fall within the Alderton Neighbourhood Plan (ANDP) or the Tewkesbury Borough Council Local Plan. This dialogue is mirrored in the pre-application response regarding the fact the proposal conflicts policies SP2 and SD10 of the Joint Core Strategy (JCS) and Policy H1 of the ANDP.
- 5.9 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires all planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. Here, the NPPF is a key material consideration, in paragraph 11(d) of the NPPF there is clear that a presumption in favour that development is engaged where the policies which are most important for determining an application are out-of-date, meaning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies of the NPPF as a whole.
- 5.10 The Council's contended land supply position will become redundant at the end of the determination period for this application in December 2022 when the standard method for calculating housing need superseded the Joint Core Strategy as a basis for calculating housing need in Tewkesbury. At this point, the Council will not be able to demonstrate a five year supply of housing land and the relevant policies of Development Plan will be considered to be out of date, triggering the presumption in favour of sustainable development. Applications should be determined in relation to the land supply position at the time of determination, not submission. As such the Council must reflect the imminent shortfall in supply in its determination of this case and determine the proposal in the context of the standard method for calculating housing need, not its recently contended short term land supply position. Consequently, conflict with the Development Plan policies most important for determining this application will fall away as they become out of date.

## Social Cohesion

- 5.11 Various comments highlighted the potential risks of development on social cohesion. Responses indicate that residents believe the rate of development is accelerating faster and at a greater scale than the community can accommodate. The pre-application response echoes this in stating the Parish Council and residents have serious and ongoing concerns regarding the social well-being of Alderton and community cohesion.
- 5.12 Within the pre-application response it is recognised that whilst there would be risks of negative impacts with new development there '*would be significant social benefits associated with the provision of affordable housing.*'
- 5.13 However, subsequent to this pre-application advice an appeal by Cala Homes on its Willow Bank Road site was approved (21<sup>st</sup> September 2021). The Site bears similarities to the Cala proposals, and its approval provides context for the consideration of social cohesion matters. The Inspector for the Cala appeal concluded that '*perceptions of negative social impacts associated with a new residential*

*population at the village edge will dissipate*". It is therefore strongly considered that this principle continues to apply to the proposed scheme.

- 5.14 Whilst concerns for community cohesion bare weight it is notable that integration is not instantaneous and may take time, however, as observable with previous development in the village this is achievable.

## **Traffic and Highways**

- 5.15 A leading concern expressed by residents pertains to transport infrastructure and traffic issues. The condition and size of the roads and lanes in the village is also highlighted as a possible constraint for increased car usage in the area.
- 5.16 Residents discussed the poor coverage of footways leading into the village which might encourage reliance on private cars and cause congestion. The issue of poor pedestrian facilities is also raised in the pre-application advice.
- 5.17 This scheme includes the implementation of a replacement paved footway on Willow Bank Road that would provide better pedestrian accessibility in the surrounding area. Subsequently addressing concerns raised in the community consultation and the pre-application response regarding the lack of pedestrian facilities adjacent to the Site.
- 5.18 Permeability and access issues are to be addressed from a technical perspective, as set out in the accompanying Transport Statement (TS). The TS finds that the site is suitable in terms of accessibility and in terms of achieving safe visibility splays both internally and from the proposed new junction with Willow Bank Road.

## **Services, Facilities and Education**

- 5.19 Concern is highlighted in reference to the pressure that would be placed on the already stretched local facilities with continued development. However, conflicting responses attest to facilities being undersubscribed with dwindling numbers which have led to reduced opening hours.
- 5.20 These responses cloud the view of local opinion surrounding these matters. However, as noted by the Cala appeal Inspector; it is understood that the local shop is in want of custom and village pub is operating with reduced hours. The deliverance of 56 new homes would accommodate these deficits by increasing the user base for local facilities. Consequentially, village facilities will benefit from the increased usage that comes with an increased population; a recognised principle established through the recent appeal.
- 5.21 It is also understood that the village school is undersubscribed, with the latest data from January 2022 revealing that the school has only 51 pupils enrolled, with no year group having greater than nine

pupils<sup>1</sup>. The proposed mix of housing, including the supply of affordable homes, benefits first time buyers likely to raise school numbers.

- 5.22 The planning application will be subject to planning obligations comprising a Section 106 Agreement and a requirement to pay the Community Infrastructure (CIL) to Tewkesbury Borough Council. This will ensure that relevant impacts arising from the Proposed Development are adequately mitigated.

## **Ecology and Biodiversity**

- 5.23 Several comments expressed ecological concerns surrounding the loss of green space. There are additional concerns regarding the loss of wildlife. The scheme seeks to design wildlife into its layout to deliver a net gain in biodiversity. Creation of green space and retaining existing trees and hedgerow will also deliver a sustainable, environmentally conscious design.
- 5.24 Pre-application advice sought to establish the need supplementary information required to grant permission within these concerns. The application is accompanied by a Biodiversity Survey Report and Biodiversity Net Gain Assessment.

## **Landscaping**

- 5.25 A range of responses were concerned with the disruption of the landscape with construction on green space. The site is sensitively located in Special Landscape Area (SLA) as the village plays a role in providing the forefront for the adjacent Area of Outstanding National Beauty (AONB). Within the 2019 Cala appeal the Inspector stated that the development would not significantly alter the character of the wider landscape and would not adversely affect the setting or special qualities of the AONB, which will be upheld in relation to this site via the accompanying Landscape and Visual Impact Assessment.
- 5.26 Various comments indicated support for the use of traditional materials that reflect the character of Alderton. This aligns with the pre-application discussions establishing that proposals will have to regard local distinctiveness and historic character. The proposed scheme exemplifies this design-led approach, seeking to carefully respond to the prevailing characteristics of the village's historic core to integrate into, and complement, the existing built area.

## **Residential Amenity**

- 5.27 Concerns were raised from residents on Willow Bank Road whose properties back onto the site regarding potential overlooking and amenity issues. Residents supported the idea of bungalows as they believed they would reduce the visual impact on the landscape.

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<sup>1</sup> <https://www.gloucestershire.gov.uk/media/2114352/nor-by-age-jan-22.pdf>

# Statement of Community Involvement

Land west of Willow Bank Road, Alderton

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5.28 Whilst there is potential for very minor visual effects on the setting and immediate surroundings the Proposed Development will retain and enhance boundary planting to help the development integrate into its landscape, and townscape, setting. Additionally, in keeping the substantial central hedgerow and tree belt that is within the site will break up the massing of the scheme in immediate views.

## 6. Conclusion

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- 6.1 This Statement of Community Involvement has been prepared by Black Box Planning Ltd to set out the approach taken to pre-application consultation in respect of a full planning application for the Proposed Development of 56 new homes and associated infrastructure site.
- 6.2 The extent of community involvement undertaken prior to the submission of this scheme is set out above along with a summary addressing the various points raised.
- 6.3 The community engagement programme has been positive and comprehensive. The online consultation was utilised by many local residents, providing them with the opportunity to find out more information about the proposals and give feedback in the form of the questionnaire.
- 6.4 The Applicant is committed to ongoing engagement with key stakeholders and Tewkesbury Borough Council through the consideration of the outline planning application.

## Appendix 1 – Community Consultation Leaflet



### Public Consultation

Black Box Planning are delighted to invite you to participate in an online public consultation regarding a new proposed development of 56 homes at land west of Willow Bank Road, Alderton.

The consultation is hosted by Black Box Planning on behalf of Backhouse.

#### Why have I received this leaflet?

Backhouse is undertaking a public consultation in relation to their proposals for a new development of residential homes and public open space on land west of Willow Bank Road, Alderton. The site location is shown in red opposite.

#### About Backhouse

Backhouse specialises in medium sized developments across the South West of England with a focus on design, build quality and detail. They are passionate about creating places which are sympathetic to their location and respect the existing environment.

#### What is proposed?

The proposal is for 56 new homes plus public open space, landscaping and access from the south east of the site onto Willow Bank Road, along with an additional pedestrian only access further north. 22 of the new homes would be delivered as a mix of affordable tenures.



#### Have your say!

We welcome any feedback, questions or suggestions that you may have.

The best way to submit comments is through our consultation webpage by 21st August 2022.

Alternatively, please write to us:

[info@blackboxplanning.co.uk](mailto:info@blackboxplanning.co.uk)

Willow Bank Road Consultation,  
Black Box Planning Ltd, Second Floor,  
36 King Street, Bristol BS1 4DZ

**BACKHOUSE**



[www.blackboxplanning.co.uk/willow-bank-road](http://www.blackboxplanning.co.uk/willow-bank-road)



## Appendix 2 – Community Consultation Website

- 1. Welcome
- 2. The site
- 3. Our proposal
- 4. How it could look
- 5. Have your say**
- 6. Next steps

### HAVE YOUR SAY

Backhouse invite you to comment by filling out the questionnaire below by the end of **Sunday 21st August 2022**. The results will be shared with the Tewksbury Borough Council as part of the Statement of Community Involvement submitted with the planning application. Any personal information will not be shared.

### LAND AT WILLOW BANK ROAD, ALDERTON

Feedback Questionnaire

#### Question 1

To what extent do you agree with the following - "I believe the site is suitable for sensitively designed new homes with green space"?

- Strongly Agree
- Agree
- Neither agree nor disagree
- Disagree
- Strongly disagree

Comments

#### Question 2

What kinds of homes do you think would best meet the future needs of Alderton and the local area?\*

- 1 bedroom
- 2 bedrooms
- 3 bedrooms
- 4 bedrooms +
- A mix of some or all of the above

- [1. Welcome](#)
- [2. The site](#)
- [3. Our proposal](#)
- [4. How it could look](#)
- [5. Have your say](#)
- [6. Next steps](#)

### Question 3

What would you consider to be the most appropriate type of new housing in Alderton and the local area?

\*

- Detached
- Semi-detached
- Terraced
- Bungalows
- Maisonettes
- Apartments

Comments

### Question 4

The proposal will deliver 22 affordable homes in a mix of tenures in accordance with the Local Plan requirement of 40%. Do you consider that the provision of affordable housing is an important priority in Alderton?\*

- Strongly agree
- Agree
- Neither agree nor disagree
- Disagree
- Strongly Disagree

Comments

- 1. Welcome

---

- 2. The site

---

- 3. Our proposal

---

- 4. How it could look

---

- 5. Have your say

---

- 6. Next steps

---

## Question 5

A key feature of the proposal is the provision of air source heat pumps and electric vehicle charging points for each dwelling\*

Do you support the provision of homes with such sustainability features and energy efficient homes in Alderton?

- Strongly Agree
- Agree
- Neither agree nor disagree
- Disagree
- Strongly Disagree

Comments

## Question 6

Which community asset or facility do you think would benefit from new local users?

- Oak Hill Primary School
- Alderton Post Office and Village Store
- The Gardeners Arms
- Alderton Village Hall
- Other

Please select all that apply

Comments

- 1. Welcome

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- 2. The site

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- 3. Our proposal

---

- 4. How it could look

---

- 5. Have your say

---

- 6. Next steps

---

## Question 7

Do you agree that the design of the scheme should reflect the traditional materials and character of homes in Alderton?\*

- Strongly Agree
- Agree
- Neither agree nor disagree
- Disagree
- Strongly Disagree

Comments

## Question 8

What concerns you the most about development in this location?\*

- Traffic
- Loss of green space
- Landscape impact
- Impact on wildlife
- Social cohesion
- 

Other

## Anything Else

Do you have any other comments on the proposed development? (optional)

- 1. Welcome
- 2. The site
- 3. Our proposal
- 4. How it could look
- 5. Have your say
- 6. Next steps

## Anything Else

Do you have any other comments on the proposed development? (optional)

## About you

First Name (optional)

Second Name (optional)

Your Postcode (optional)

What is your age group

- Under 18
- 18-39
- 40-59
- 60+

I am responding as...

- Local homeowner
- Aspiring local homeowner
- Household in need of local affordable housing
- Local business owner
- Local Councillor
- Group representative
- 

Other