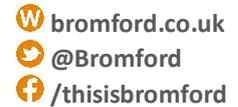


CT JT

15<sup>th</sup> June 2018

Anson Road  
Alrewas  
Burton On Trent  
Staffs  
DE13 7ES

1 Exchange Court  
Brabourne Avenue  
Wolverhampton  
WV10 6AU



Dear Resident

In May 2018, Bromford held a drop-in event in Alrewas for the residents in and around Anson Road and local parish and district councillors to view our plans for the regeneration of Anson Road. We also made these available on line for anyone to view and give us comments if they wished. We had 29 visitors on the day and the feedback was generally positive with some constructive feedback on the plans. We have collated and carefully considered all of the points raised at the event and in letters received. We have sent individual responses where we have details and promised to provide an update on our website as well.

Whilst the formal consultation is now closed we are happy to receive further comments moving forward. We also acknowledge that our responses may not provide the answer or outcome you as a resident were looking for.

## 1. Density of homes planned for development on Anson Road

Some residents felt the development was too dense for the site at 45 homes and this would have an impact on other services in the area. It is proposed to have an extra 25 houses on the site and this is within the recommendations of the National Planning Policy Framework.

Pressure on services may also be alleviated as we expect some of the new residents moving into the new homes will be current residents of Alrewas who are currently living with family so will continue to use existing services and will help to support the local economy.

## 2. Increase in volume of traffic, narrow junction and congestion problems

Increased traffic and more congestion were potential concerns residents raised from building new homes here. We have reduced the impact of on street parking by providing two car parking spaces per home, which is more than the requirement of the planning authority. Our development should not therefore escalate parking issues in Oakfield Road.

Oakfield Road is currently a public highway adopted by Staffordshire County Council; it has no parking restrictions therefore we can only deduce that if the road was too narrow, i.e. impacting on ability of emergency vehicles to pass parked cars, Staffordshire County Council would impose restrictions. The existing road network is sufficient to accommodate the minor increase in traffic flow from the new homes on our proposed development.

Obviously, any current issues relating to inconsiderate parking on Oakfield Road causing access problems should be addressed by Staffordshire County Council – you can contact them via email at [highways@staffordshire.gov.uk](mailto:highways@staffordshire.gov.uk) or by phoning 0300 111 8000.

### 3. Weight Restriction on Highway

To prevent heavy vehicles using Alrewas as a rat run there is a 7.5t weight restriction through Alrewas on all accesses from the A38 and A513. However the signage displayed in the village still allows heavy vehicles to drive through the village *for access to properties*. Further details of proposed vehicle access to the site will be included in the development vehicle access plan – prepared by the Bromford development team.

### 4. New development overlooking existing homes

In response to some feedback at the event, we have redesigned parts of the site to accommodate some of the concerns expressed with regard to the new homes overlooking existing homes. The revised layout can be viewed on our website [www.bromford.co.uk/regen](http://www.bromford.co.uk/regen).

### 5. Utilities

#### a. Low water pressure at peak use times

Residents raised the issue of low water pressure at peak times. If you are affected you should raise a complaint to South Staffs Water. We will advise them there is a problem for some of the residents when we make our formal application for a water supply.

Subject to planning permission, we will be starting on site next summer so the best time to report these issues is now. Water authorities have **obligations to maintain minimum pressure standards** for existing and potential customers and will have to meet these obligations when providing any proposals to serve the proposed development.

For issues you currently face with water pressure you can find help on South Staffs Waters website at: <https://www.south-staffs-water.co.uk/household/my-water-supply/pressure>.

It also tells you how to report a problem with regard to low pressure. We would suggest that any resident who is experiencing issues to report it and get it checked out. The phone number is **0800 389 1011**.

#### b. Sewage blockages

We have been unable to investigate fully a residents concerns about the blockage issues with the existing sewage system. However we will discuss this with Severn Trent Water (STW) to ask them to resolve any issues before our development is complete.

We have designed a drainage plan that we have discussed with Severn Trent Water. They have advised us that it is acceptable and this system will cope well with the number of

properties planned in the development and meet with necessary regulations. We are proposing to re-use the existing foul water drainage connections that currently serve our houses and will connect into the Severn Trent Water transfer sewer within our ownership boundary.

For those of you who are experiencing problems currently the existing drainage network, which serves Anson Road, was transferred into STW ownership in 2011. This is known as a Transfer Sewer by STW and any private sewer that served more than one property on 1st October 2011 was taken over by them. Therefore, any blockages that have occurred in private land since then should have been reported to STW for them to deal with.

If problems are experienced with the foul water transfer sewers, contact STW via [www.stwater.co.uk](http://www.stwater.co.uk) or 0800 783 4444 who will arrange for the issues to be investigated and resolved. We will be asking them to provide advice to local residents to prevent blockages when the new homes are occupied.

We are also liaising with Staffordshire County Council with regard to storm water drainage.

I hope this information answers some of your concerns and we will keep you updated once we have further details.

The next step will be to submit a planning application on the basis of the amended plans. These will be presented on our website for you to view .

Yours sincerely



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