



## **Fradley and Streethay Parish Council**

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**Chairman of the Council: Cllr Simon Roberts**  
**Clerk to the Council: Mrs Clare Orme**

## **PUBLIC STATEMENT**

### **PROPOSAL FOR NEW HOMES AT HORNER AVENUE, FRADLEY GREENLIGHT DEVELOPMENTS AND BOVIS HOMES**

Fradley and Streethay Parish Council hereby makes the following statement:

The Parish Council is aware that news of the latest development proposal for houses near Horner Avenue by Greenlight Developments and Bovis Homes has caused understandable distress and anxiety to local residents.

Many of you have expressed strong views on social media and in emails to us. Below we have set out what we know as a Parish Council about the background to the development, discussions that have taken place regarding access to the site and the stance we are taking towards the proposal. Most importantly please take a moment to read the **Your Role** section below which details how you can respond effectively to the proposal.

#### **Context and discussions**

In mid-2019, the Parish Council became aware that a District Councillor was having meetings with developers concerning this piece of land, but the Parish Council were not included in these discussions. This came to light in Facebook posts and later in correspondence with us.

[Fradley and Streethay Parish Council own the strip of land covered by trees between Common Lane and the proposed development as shown on the below map edged in red.](#)



The Parish Council agreed to meet with the developers independently and we were informed of a proposal, supported by a District Councillor, to swap land owned by the Parish Council for another piece of land to facilitate the development. The Parish Councillors listened to the proposals but did not at any time give any indication that a decision had been made to take such action or otherwise.

The Parish Council was led to believe that the Parish Council land was needed to facilitate a haul road for construction traffic for the proposed development. The Parish Council will consider very carefully any proposals from the developer in the light of the impact on residents of further development in Fradley.

In October 2019, Greenlight Developments were asked to provide the Parish Council with written proposals with regard to this land and of any land swap they were offering. This was not forthcoming despite reminder requests, and to date the Parish Council have received no written proposals for consideration.

If the Parish Council receive any such proposal, it will be considered after proper advice has been taken, and in accordance with the Parish Council's duty to obtain best value when disposing of any assets.

### **Our Role**

Fradley and Streethay Parish Council is not a planning authority and will not make the decision, as to whether planning permission is granted or refused. Once a Planning Application becomes live on the Lichfield District Council website, we will as a Parish Council Consultee, determine our position on the merits of the application and its benefits or otherwise to the community, by making representations to Lichfield District Council in the proper manner.

The Parish Council conducted a leaflet drop on 11 May 2020 to try and gauge the opinion of those most affected by the proposed development.

### **Factors which have influenced our decision making**

1. As a Parish Council we cannot and will not be pressured by a developer or any other body, to take any actions or make any decisions that are not, in our opinion, in the best interests of our residents.
2. If the development were to proceed, **the Parish Council's preferred route for the access into the development is and always has been via Common Lane near Shaw Close.** This is for both the construction traffic and after development, as the main entrance into the site for all vehicles, we made this clear to Bovis and Greenlight Developments in October 2019. We can say that Bovis are keen to use this route and our land as a haul road for construction traffic, **but they are not prepared** to make this the permanent route on and off the new proposed development for all vehicles after construction has been completed.
3. The Parish Council is concerned that if we allow construction traffic to use a haul road during construction, it may remove one of the key areas for objection for the whole development (should that be our decision). Allowing the haul road could therefore potentially make planning permission at this stage more likely.

4. Giving away Parish Council land to a developer, so that a potentially unpopular development can more easily take place, may not be considered in the best interests of our residents and may not be achieving 'Best Value'.
5. The Parish Council is a statutory consultee within the local planning framework and by giving land (which is a Parish Asset) to a developer to facilitate a development, may create a conflict of interest. It could undermine any objection (or support) from us for the planning application and lead to reducing the weight of our arguments before the planning committee.
6. The Parish Council will take proper advice with regard to our legal position under these circumstances. The Parish Council must balance the community benefit from a commercial land deal against the detriment to our residents.
7. The developers have suggested that the land being offered to the Parish Council would be suitable for a new parish office, but this would not be available until after construction has finished. They have offered to fund some design consultancy towards a new building, but again no firm proposals have been received. It is likely to be no more than would be required to meet planning obligations to contribute to community facilities as is required on all new developments. The developers also informed the Parish Council that one of their development partners owns the site where our current office stands and will soon be evicting us from our office. The Parish Council will not be swayed by what could be interpreted as the application of additional leverage.

## **Your Role**

At present there is no formal planning application on the Lichfield District Council Website.

In the first instance Bovis wants to hear your views on their proposed scheme. They have said in their leaflet that all feedback received will be collated and considered, and the design may evolve further to respond to any issues raised by residents.

You can find all the details on their website and give your feedback to Bovis Homes as follows:

**[www.bovishomes.co.uk/horneravenue](http://www.bovishomes.co.uk/horneravenue) and complete an enquiry/feedback form**

**or**

**via email: [horneravenue@bovishomes.co.uk](mailto:horneravenue@bovishomes.co.uk)**

Please ensure your feedback reaches Bovis by Friday 5th June 2020

This affects your community and we are sure that you will be keen to let the Parish Council have your views, so that we can make decisions for the benefit of the community. Therefore, the Parish Council are also keen to hear residents' opinions on this proposal, so that when we are consulted at the Planning Application stage, we can properly and accurately represent your views. You can send us your comments as follows:

**By email:** to the Parish Clerk Clare Orme: [clerk@fandspc.org](mailto:clerk@fandspc.org)

**By post:** Fradley and Streethay Parish Council, Marketing Suite Office, Wellington Crescent, Fradley Park, Lichfield Staffordshire. WS13 8RZ

It is also extremely important, that once the Planning Application becomes live on the Lichfield District Council website, that you as individual residents, comment separately to the application on-line whether in favour of the proposed development or not. The Parish Council will alert residents on our Website and Facebook page once the application becomes live, to enable you to do this during the consultation period.