What will happen now on Jasmin Green?

As you may have heard, the City of Lincoln Council has given outline planning permission for housing on about a quarter of Jasmin Green. There will also be two play areas near the centre of the remaining open space.

Building cannot start immediately. The City Council has agreed to permit the development but we still need to submit a more detailed planning application.

The housing will consist of 38 bungalows and 24 flats for local elderly people on the part of Jasmin Green closest to Birchwood Neighbourhood Centre and the Health Centre.

Please turn inside for:

- **Answers to questions you may have**
- **How you can get in touch**

Answers to your questions from Birchwood Area Community Land Trust

Who are Birchwood Area Community Land Trust?

We are a community-owned Registered Society set up by Birchwood Big Local to own and lease land on behalf of residents of the Birchwood Big Local area. We already own Diamond Park (off Staverton Crescent) and lease the Birchwood Big Local office.

Do you own Jasmin Green?

No, the City Council still own it. They have given us an "in principle" agreement to own around half of Jasmin Green at no cost to us and lease the other half for 10 years. Now that we have planning permission we will start to negotiate the details of the transfer of the land to Birchwood Area Community Land Trust (BACLT).

Are you proposing to build housing on all of Jasmin Green?

No, the planning permission is for housing on about a quarter of the open space, at the end nearest to the shops, Health Centre, library etc. We have been offered the chance to also own another quarter of the area, so that the community can guarantee it is kept as community green space long into the future. (See the map in the centre of this booklet.)

Why can't Jasmin Green just stay as it is?

The principle of providing housing on part of Jasmin Green has already been agreed. This area was allocated for housing in the Central Lincolnshire Local Plan, which was adopted by the three local councils in April 2017.

So why are you getting involved?

When Birchwood Big Local consulted local people in 2013 on what lasting change you wanted to see from the £1 million Big Lottery funding, two of the top priorities were:

- *Better use of our parks and green spaces*
- *More activities and facilities for children and young people*

As a result, we are proposing new play areas for younger and older children on the open space we hope to own. By also owning the land on which the housing is built we will receive an income from ground rent to maintain and replace the play equipment well into the future.

Will the new housing be for sale or rent?

The aim is for a Housing Association to build flats and bungalows for local elderly people at affordable rents. The City Council are likely to require that first priority for the rented housing is given to existing Birchwood residents aged over 55, and we would support that.

Have you consulted local residents about these plans?

Yes, we held consultation events in Autumn 2015 about the principle of the proposals and 98% of the 326 people that attended gave their support. At the same time the City Council consulted on the Central Lincolnshire Local Plan, and received no objections to the housing on Jasmin Green.

Will residents get another chance to comment?

Yes, we and the Housing Association will consult you before detailed plans are submitted and welcome all views and ideas. We are already listening to residents' concerns.

Map of Jasmin Green proposals

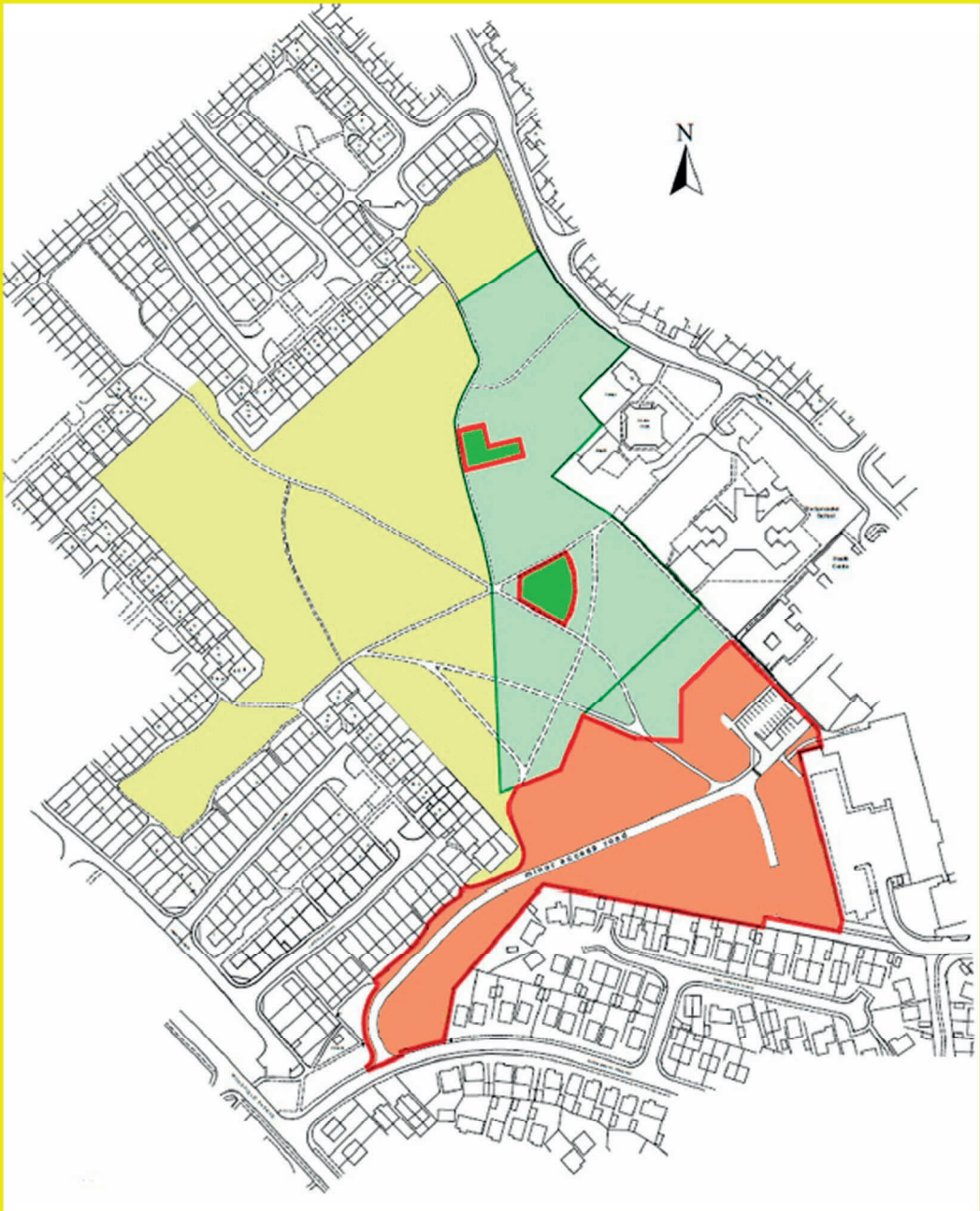
Key to shaded areas on the map

Housing (outline permission)

Play areas (outline permission)

Remaining area offered to BACLT (as well as housing area and play areas) – to stay as public open space

Rest of Jasmin Green (proposed to be leased to BACLT for 8 years) - to stay as public open space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MOUNT ALVERNIA ROAD

Why can't you create an access to the new housing from the service road leading from Birchwood Avenue?

We have discussed this possibility with our planning advisors. Unfortunately, it isn't feasible because the road was only designed as a service road and would have to be completely rebuilt to a higher standard. This would cause huge disruption to the Shopping Centre, including access to the car park which would not be acceptable to the businesses or shoppers.

How are the local GPs going to cope with more demand from an extra 62 properties on their doorsteps?

If, as we hope, the residents in the new development are already existing Birchwood residents then it is more likely that that they will already be patients at one of the two surgeries.

Will the new housing close or divert footpaths across Jasmin Green to the Shopping Centre?

The plans are designed to improve pathways, keeping walking routes through the housing, either as paths or as pavements alongside the proposed new road, which will be a cul-de-sac.

Are you also proposing to create allotments on part of Jasmin Green?

No, the "raised beds" shown on the layout plan in the planning application would be planted with flowers, and fill most of the space between the housing for the elderly and the play areas. Those are just an idea at the moment, and may change following further consultation. Wild flower meadows are another idea that has been suggested in comments on the planning application.

What happens next?

Building cannot start immediately. The City Council has agreed to permit the development but we still need to submit a more detailed planning application showing, for instance:

- *the exact positions of the road, footpaths and parking*
- *the detailed design of the housing and play areas*

We are in discussion with a Housing Association. If they decide to go ahead and build the housing they will seek the detailed planning permission. Residents will be consulted both before that happens and on the application itself, and we welcome your comments then and at any time beforehand.

Can I join Birchwood Area Community Land Trust?

Yes. Local people have already purchased over 100 shares. You can also join for just a £1 share, which gives you a stake in the land we own and a greater opportunity to input to our projects. We want as many local residents as possible to join so that it is a community-owned company. If you are interested, please contact us in any of the ways shown below.

How can I find out more?

We welcome all your questions, comments and ideas to help us to finalise our plans. We want this development to have as wide support from the community as possible.

You can contact us at Unit 26
Birchwood Shopping Centre
Phone 01522 691851
BirchwoodBigLocal
Email: info@birchwoodbiglocal.co.uk
Website: www.birchwoodbiglocal.co.uk

Key points about Jasmin Green

- Housing will only be built on just around a quarter of Jasmin Green
- Building work cannot start immediately
- The City Council still own the land
- They have offered around half of Jasmin Green, including the housing land, to Birchwood Area Community Land Trust
- We will build much needed play areas on the open part of the green
- The housing will help to maintain the play areas long into the future
- The housing will be bungalows and flats for local elderly people
- We are listening to local residents and want to hear your views and ideas