

Harewood Regeneration

Pilgrims Hatch, Brentwood



BRENTWOOD
BOROUGH COUNCIL



Brentwood
Council Homes

Affordable Housing Development New Council Homes Programme



Statement of Community Involvement

Prepared by Barton Willmore now Stantec
on behalf of Brentwood Borough Council

SEPTEMBER 2022

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1. Introduction

This Statement of Community Involvement (SCI) has been prepared by Barton Willmore, now Stantec on behalf of Brentwood Borough Council hereafter referred to as ‘the Applicant’. This SCI provides a clear record of the pre-application engagement and consultation carried out for the proposals to regenerate homes in the suburb of Pilgrims Hatch, in Harewood Road, Carisbrook Road and Iver Road - collectively known as Harewood Regeneration, from February to August 2022.

This SCI sets out details of the communications and engagement programme and aims to give an overview of the consultation activities undertaken prior to the submission of a planning application. It demonstrates that the Applicant has actively informed and involved stakeholders, impacted residents, immediate neighbours and the wider local community in developing the proposals, in accordance with relevant national and local planning guidance for community involvement.

This SCI should be read as part of the full documentation which supports the planning application submission to Brentwood Borough Council, as the local planning authority for permission for the following development:

Redevelopment of the site including demolition of social housing scheme (29 units) and garages and development of 40, one and two bedroom apartments and community room, comprising 100% affordable housing and Zero Carbon (in use), car park, landscaping and associated works.

The consultation programme has sought to ensure that local people have had the opportunity to review and inform the proposals prior to the submission of a planning application, and to identify any issues or concerns raised by local residents and stakeholders.

It has satisfied the requirements for pre-application consultation on major planning applications; ensured that the local community and its representatives have had the opportunity to be fully engaged in the proposals’ preparation; and has demonstrated how feedback received has been addressed in the final scheme now the subject of a planning application.

The Applicant welcomed and invited feedback on the proposals throughout the design process, to establish if any amendments could be taken on board prior to the submission of a planning application. The following sections set out in more detail, the activities undertaken by the Applicant and the responses from interested parties that were provided.

1.1 The Project Team

For the purpose of this document, the core Project Team members who have been involved in the communications and engagement programme and may be referenced in this report are:

| | | |
|---------------------------|---|---------------------------------|
| Paulette McAlister | Programme Lead: Strategic Housing Development Programme | Brentwood Borough Council |
| Danny Hughes | Project Manager | Hamson Barron Smith |
| Anthony Polansky | Architect | Hamson Barron Smith |
| David Monney | Architect | Hamson Barron Smith |
| Richard Smith | Planning Consultant | NPS Property Consultants |
| Aiden Fisher | Transport Consultant | Create Consulting Engineers Ltd |

1.2 The Resident Support & Community Engagement Team

A Resident Support Team was established by the Applicant prior to start of the consultation process and worked as part of the project team. The Resident Support team had two main roles: to support residents throughout the regeneration and rehoming process; and to establish and lead the communications and engagement programme for the project.

| | | |
|------------------------|---|-----------------------------|
| Kate Greatrix | Resident Support/Community Engagement Team | Barton Willmore now Stantec |
| Amy Clarke | Resident Support/Community Engagement Team | Barton Willmore now Stantec |
| Angela Abbott | Resident Support – Housing Needs and Delivery | Brentwood Borough Council |
| Antony Barrance | Resident Support – Moving Support Officer | Brentwood Borough Council |
| Lauren Kealey | Resident Support - Moving Support Officer | Brentwood Borough Council |



2. Background

Harewood Regeneration is the second regeneration scheme to come forward as part of Brentwood Council's Affordable Housing Development New Council Homes Programme. The programme seeks to support the objectives and corporate promises of the Council's Corporate Strategy – Brentwood 2025.

Brentwood 2025 - Brentwood Council's Corporate Strategy

Brentwood 2025 commits to introducing 'innovative carbon reduction and absorption schemes,' which 'identify opportunities for low emission and green developments' all whilst using brownfield sites efficiently, such as council-owned garages and other under-used sites.

The strategy also commits to increasing the delivery of housing to meet local needs with an appropriate mix of housing sizes, types and tenures, to provide affordable housing for residents.



Affordable Housing Development New Council Homes Programme

To support these objectives and corporate promises, the Council implemented the Affordable Housing Development New Council Homes Programme to deliver new homes on Council owned land, aiming to meet Zero Carbon standards and offer a range of high-quality and energy efficient buildings, and address the needs and circumstances of residents, now and in the future.

The programme has so far assessed and scored 19 sites for the delivery of new Council Homes and a further nine sites are being considered.

Brookfield Close, Hutton (planning approved - June 2021)

The first scheme to come forward as part of the Affordable Housing Development New Council Homes Programme was Brookfield Close and Courage Court in Hutton.

In June 2021, following extensive consultation with residents and the local community, planning permission was granted by the Council to deliver 62 zero carbon 'in use' homes.

The Council is currently in the process of finding new homes for the directly affected council tenants.



3. Overview of the Site and Proposed Development

3.1 Site location and details

The proposed regeneration site is located in Pilgrims Hatch and lies on land in the centre of the Harewood Road, Carisbrook Road and Iver Road junctions.

Immediately to the north of the site and on Harewood Road there are single-storey bungalows. Two-storey houses are located on the south side of Carisbrook Road and also on the west side of Iver Road. The eastern part of the site backs on to the rear gardens of properties in Sandringham Road.

The site (indicated by the red line) consists of social housing made up of bungalows and flats (28 in total), a detached two-storey house, garages, and a community hall - all built in the post-war period. The bungalows and flats do not meet national space standards and are not suitable for refurbishment. It is therefore proposed to demolish the existing buildings and regenerate the site, to provide new high-quality modern homes, which will last for generations to come.










3.2 Overview of the proposed development








The proposals consulted on seek to regenerate the site by demolishing the current homes within the development area to provide new, much needed zero carbon 'in use' and 100% affordable homes.

To provide context and aid understanding of the themes discussed in this document, this section provides an overview of the proposed development, as presented to the community at the Public Exhibition in

May 2022. The Public Exhibition was purposely timed when the scheme design was in a less advanced stage of development. This was to maximise the opportunity for feedback from residents and the community to be actively fed into the development of the final scheme. The final proposals which form the Applicant's planning application has therefore evolved since the consultation. On this basis, some elements of the final proposals may vary from what is set out in this document.

The proposals consulted on included:

-  A minimum of 40 zero carbon 'in use' homes
-  100% affordable homes
-  Around 16 one-bedroom apartments
-  Around 25 two-bedroom apartments
-  Homes of two storeys in height/three storeys on Harewood Road only
-  Community garden
-  Around 30 on-site car parking spaces

-  Around three on-site accessible car parking spaces
-  Access to main parking area from Harewood Road only
-  No through road at eastern end of Carisbrook Road
-  Electric vehicle charging points
-  A minimum of 40 secure cycle parking spaces
-  Refuse and recycling area
-  Potential space for a bus stop for an electric bus on Harewood Road





Public consultation CGI - view from above from Harewood Road



Public consultation CGI - view to resident garden



Public consultation CGI - view from Carisbrook Road



Public consultation CGI - rear view of main parking area

4. Planning Policy Context

The usual first step for preparing an SCI is to carry out a review of the relevant national and local planning policy guidance on pre-application engagement.

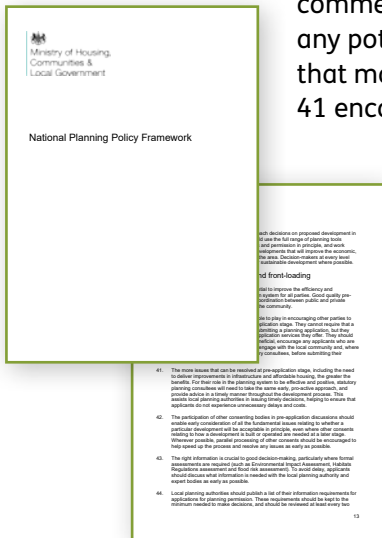
4.1 National Planning Policy

The National Planning Policy Framework, July 2021 (NPPF) sets out the Government’s planning policies for England and how these are expected to be applied. Community involvement is at the forefront of national planning policy and the Government considers that pre-application engagement, prior to the submission of a planning application, is paramount to ensuring timely decision making, reducing delays, enabling better coordination between public and private resources and improving outcomes for the community.

The NPPF (at paragraph 40) states that local planning authorities (LPAs) have a significant role to place in community engagement, by encouraging applicants to utilise pre-application services and engage with the local community and any statutory consultees, prior to submitting their application.

The level of engagement should be proportionate to the nature and scale of the proposed development. Early engagement by applicants, before an application is formally submitted is encouraged so that the

Council can give informal comments and help overcome any potential difficulties that may arise. Paragraph 41 encourages statutory consultees to engage and respond at an early stage to ensure that the planning process is not unnecessarily delayed.



4.2 Local Planning Policy

As the local planning authority, Brentwood Borough Council has an adopted Statement of Community Involvement (SCI) (December 2018). It applies to both the preparation of local planning policy documents and to planning applications.

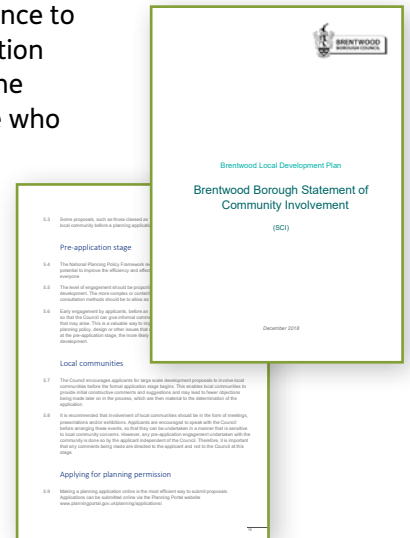
Section 5 of the SCI contains information about what is expected of applicants by way of consultation and community engagement for large scale development proposals. It states specifically that:

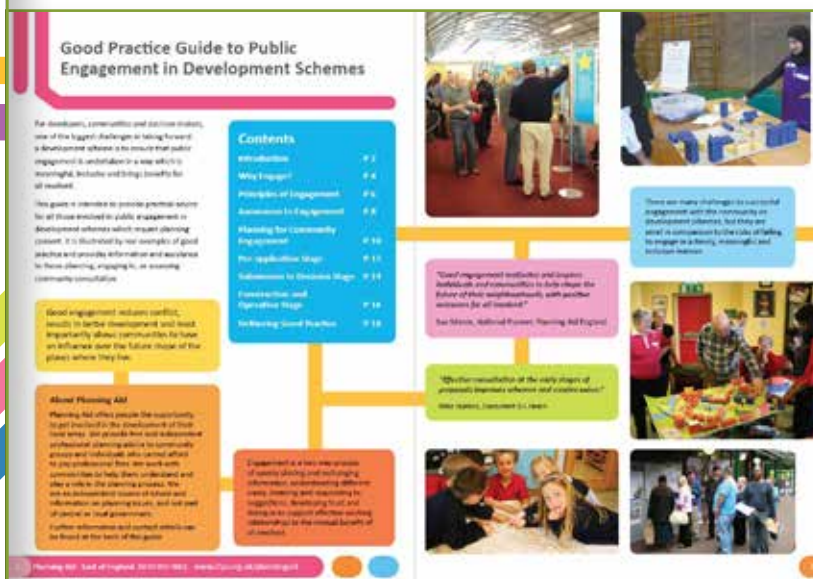
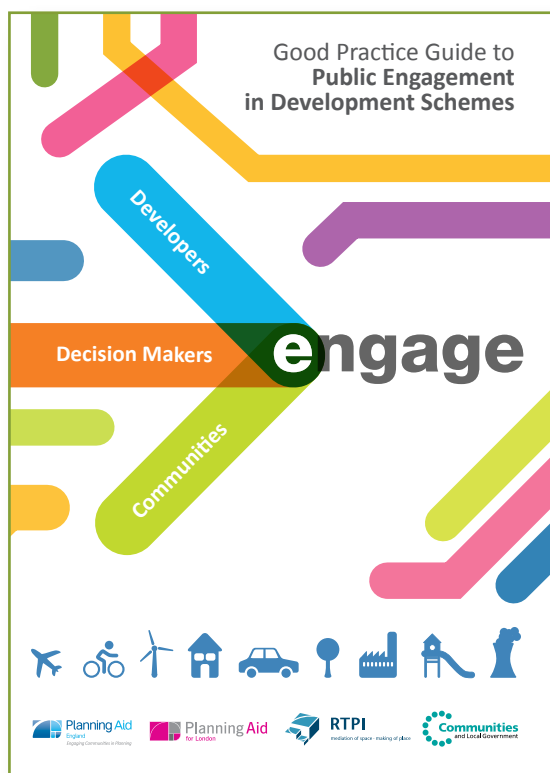
“The Council encourages applicants for large scale development proposals to involve local communities before the formal application stage begins. This enables local communities to provide initial constructive comments and suggestions and may lead to fewer objections being made later on in the process, which are then material to the determination of the application.”

Section 5 also recommends that the involvement of local communities should be in the form meetings, presentations and/or exhibitions, all undertaken in a manner that is sensitive to local community concerns

With particular relevance to this consultation, Section 3.5 establishes how the Council expects those who are considered ‘Hard to Reach’ should be served in consultations. The SCI states specifically that:

“Consultation will be helped by ensuring, as far as possible, that documents are produced in a clear, concise and understandable manner.”





4.3 Statutory Requirements

The development proposals will be determined on the basis that it comprises a major planning application, on account of the number of new homes that are proposed.

As such, the following publicity will be given when the application is submitted to the Local Planning Authority, satisfying the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (SI2015/595) (as subsequently amended):

- A site notice will be displayed on or close to the development site for at least 30 days
- Notice will be served on occupiers of neighbouring properties and occupiers of properties immediately opposite side of the road of the application site
- A letter will be sent to each known address
- An advertisement in the local newspaper

4.4 Best Practice

It is generally considered that the normal means of consultation should be either an exhibition or a public meeting at a suitable public venue, or alternatively, by letter with accompanying plans as appropriate.

A report of the consultation exercise should be submitted as part of the planning application process, which sets out: details of the events held; the range of information and visual material that was shared and offered for comment; the nature of questions and concerns raised by the community participants together with any responses given; and details of any proposed changes to the design of the pre-application version of the proposed scheme, arising from feedback from the consultation process.

This document provides information on these matters.

5. Consultation Process

The primary aims of the consultation programme have been to engage with stakeholders, immediate residents and neighbours, the wider local community and other interested parties to inform them of the proposals, identify any significant local issues or concerns, and ensure these are addressed in an inclusive manner.

5.1 Consultation aims

The objectives throughout the process of consultation have been to:

- Engage early with impacted residents and immediate neighbours
- Encourage as much input as possible from the local community including key political stakeholders, residents and businesses
- Provide the community with genuine and well-publicised opportunities to provide feedback on the emerging proposals
- Ensure that people can put forward their own ideas and feel confident that there is a process for considering those ideas
- Ensure all consultation information and materials are produced in a clear, concise and understandable manner
- Identify and address, where possible, any issues or concerns highlighted by the feedback process
- Be clear about what can be changed and what cannot, and explain why
- Be inclusive, accessible, transparent and engaging
- Clearly communicate all feedback from the local community to the wider project team
- Make provisions to ensure that interested parties are kept informed about a future planning application

5.2 Process Overview

The purpose of the programme of engagement with the community has been to ensure that local people have the opportunity to review and inform the proposals prior to the submission of a planning application.

The engagement programme was divided into three key stages:

Stage One - Early engagement with immediate residents

In February 2022, Stage One of the communications and engagement programme 'Early engagement with immediate residents' started. The aim was to build a relationship with the residents who were going to be directly impacted by the proposals, by explaining the intention to regenerate their homes and offering reassurance and support.

This was carried out through face-to-face one-to-one meetings. Feedback was collected to help understand residents' initial thoughts, queries and concerns about the proposed regeneration.

Full details of the Stage One consultation can be found in **section 6**.

Stage Two –Engagement with immediate residents and nearby neighbours

In April 2022, Stage Two of the communications and engagement programme ‘Engagement with immediate residents and nearby neighbours’ started. This included directly impacted residents and immediate neighbours living in Carisbrook Road and Iver Road.

Three Community Concept workshops were held. The workshops highlighted residents’ views of the neighbourhood and shared three design concepts for debate and discussion.

Ward Councillors were invited but due to purdah were unable to attend.

Full details of Stage Two consultation can be found in **section 7**.

Stage Three– Stakeholder and public consultation

In May 2022, Stage Three of the communications and engagement programme ‘Stakeholder and public consultation’ started. A one day Public Exhibition was held at the Harewood Road Community Hall on the site. A series of information boards were displayed, which included detailed feedback from Stages One and Two, as well as early design thinking in the form of an illustrative masterplan.

Full details of Stage Three consultation can be found in **section 8**.

Ongoing Engagement

The Applicant will continue to engage and support the immediate impacted residents throughout the planning and decant process. They will also continue to engage with stakeholders and neighbours close to the site to discuss any specific issues and maintain an ongoing dialogue.

The early engagement stages formed a crucial and valuable part of the programme. It allowed directly impacted residents and immediate neighbours to the site to have their say and help to shape the emerging design from the earliest stage, in advance of the public consultation. It also allowed the Applicant’s Resident Support Team to meet residents at an early opportunity and limit any fears or anxiety they may have had.

Overall, the communications and engagement programme has sought to identify ideas, suggestions and any issues or concerns raised by local residents and stakeholders. It has satisfied the requirements for pre-application consultation on major planning applications; ensured that the local community and its representatives have had the opportunity to be fully engaged in the proposals’ preparation; and has demonstrated how feedback received has been incorporated into the final scheme, where possible, and where not possible an explanation as to why has been communicated.

The Applicant welcomed and invited feedback at each stage of the communications and engagement programme to inform and develop the detailed design of the proposals, prior to the submission of a planning application. The following sections set out in more detail the activities undertaken by the Applicant and the responses from interested parties that were provided.

Full details of ongoing engagement can be found in **section 12**.

5.3 Methods of engagement

A variety of different methods were used to raise awareness of the proposed Harewood Regeneration for each stage of the communications and engagement programme.

Consultation boundary

A consultation boundary was established and agreed with Brentwood's planning officer in the early stages of the project.

The consultation boundary shown below, comprised 314 addresses made up of 312 residential and 2 business addresses and was used as the distribution area for the consultation materials.

The roads included in the consultation area were:

- Harewood Road
- Carisbrook Road
- Iver Road
- Elizabeth Road
- Balmoral Road
- Clarence Road
- Albany Road
- Sandringham Road
- Philip Close
- Peony Close
- Cornwall Road
- Bishop's Hall Road



Publicity

The following methods were used to publicise the early engagement events, Public Exhibition and the submission of the planning application:

- Letters posted to immediate residents and nearby neighbours informing them of early engagement events
- Follow up phone calls made to immediate residents informing them of early engagement events
- Resident Information Booklets given to immediate residents at key stages (video and audio versions made available on YouTube)
- Invitations and flyers distributed to homes and businesses within the consultation boundary inviting them to the Public Exhibition
- Exhibition dates published on the dedicated project website
- Email invitations to local stakeholders
- Newspaper advertisements in the Brentwood Gazette
- Community newsletters posted to the consultation area

A copy of the printed press advertisement can be found in **Appendix 1**.

Public Exhibition

Harewood Regeneration

Wednesday 11th May 2022

1pm to 7pm

Harewood Road Community Hall
(located next door to 27 Harewood Road CM15 9PD)

Brentwood Council would like to invite you to attend a Public Exhibition to view the emerging proposals for the regeneration of homes in Pilgrims Hatch on Harewood Road, Iver Road and Carisbrook Road. The proposals seek to provide at least 40 new zero carbon 'in use', affordable homes, and community facilities.

Find out more: www.harewoodregeneration.co.uk

For more information please call: **020 7446 6853**

Or email us: Harewoodregeneration@bartonwillmore.co.uk

Scan the QR code to visit our project website, complete our feedback form and sign up for updates.

Newspaper advert

Harewood Regeneration

Public Consultation Community Newsletter | July 2022

Hello!

Firstly, we would like to thank everyone who has participated in our consultation events which we hosted with impacted residents, nearby neighbours and the wider community from March to June this year.

We really appreciate all the feedback we have received including every feedback form that was completed and returned to us - 56 in total - following our Public Exhibition in May. Every view and opinion given to us, either via our printed feedback form, website, email, post or over the phone, has been listened to and considered by the project team to support the final design proposal ahead of the planning application being submitted later this year.

We would like to take the opportunity in this newsletter to share with you the feedback that we received and answer some of your common questions. We also provide an estimate of what is likely to happen over the coming few months.

Brentwood Council Homes

www.harewoodregeneration.co.uk

The Public Consultation

59

56

11,021

Here is a summary of the things you welcomed and some of your concerns:

| You welcomed... | You were concerned about... |
|---|--|
| The overall improvements to the area | Loss of the community hall |
| Modern, new homes | Balance overlooking homes on Carisbrook and Iver Roads |
| Agreements to bring conditions | Building heights on Harewood Road |
| Relocating the bus and in Carisbrook Rd | Increased traffic |
| Improved accessibility | Disruption during the construction process |
| Five brand new homes | Parking on Carisbrook Road |
| All of it! | Not enough car parking |
| The good amount of car parking spaces | Keeping noise and keeping areas clean and tidy |
| The residents' community garden | Localised diesel/heating |
| Homes will be cheaper to run (less electricity) | Access for emergency vehicles |

"The new plans to include a community hall for the residents."

"Agreement to relocate bus stop."

"Only only require a traffic study."

"Reduce the carbon footprint of each home's footprint and the fact that residents will have attractive efficient homes to be affordable."

"Old bus destination and building and trees will still be coming on a weekly basis."

Brentwood Council Homes

www.harewoodregeneration.co.uk

Useful information

Site survey: It is likely that over the coming months you may see some unknown faces in the area, measuring all the public spaces of communal areas and surveying the ground. Please don't be alarmed, these will be members of the Council's project team carrying out routine surveys needed to support the planning application.

Get in touch

Please remember that we can hear if you have any questions or concerns - or if you would like to talk to us about anything that's on your mind. We are currently around during normal working hours, but if we aren't around, please leave a message and we will get back to you as soon as we can.

Resident Support Team:

- Amy Clarke:** 020 7446 6853
- Kate Grech:** 020 7446 6837
- Harewoodregeneration@bartonwillmore.co.uk
- Harewood Resident Support Team, 6a Barton Willmore Row Stationer, 7 Saho Square, London, W1D 3QB**
- www.harewoodregeneration.co.uk

Brentwood Council Homes

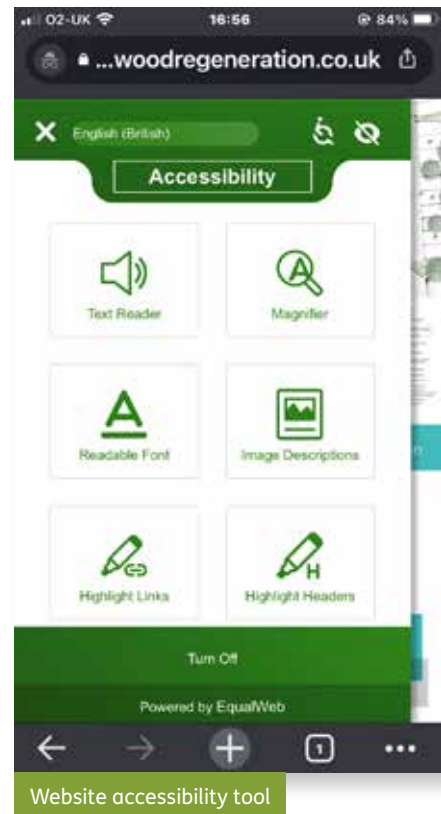
Website

On Thursday 3rd March 2022, a project website www.harewoodregeneration.co.uk was published with an introductory holding page. The holding page gave information of the Applicant’s ideas to regenerate the site, an overview of Brentwood Council’s Corporate Strategy, Affordable Housing Development New Council Homes Programme and provided contact details and an option to register for updates.

On Friday 6th May 2022, at the start of Stage Three ‘Stakeholder and public consultation’ the full website was published. It was carefully designed to be accessible so that all visitors could access the information easily. An accessibility tool was made available on the site to enhance its usability, particularly for those with learning difficulties, or those who may be neurodivergent and those with limited vision. There was also a translator tool, allowing users to view the site in multiple languages.

The website included the following information: a background of the Corporate Strategy and Affordable Housing Development New Council Homes Programme; an overview of the site and location; a summary of the early engagement carried out; details of the emerging proposals; details about the Public Exhibition; instructions on how people could have their say; an estimated timeline of the process; frequently asked questions; downloads of consultation materials; and how to register for updates or to get in touch.

The website can be accessed at: www.harewoodregeneration.co.uk



Images of website - as displayed on a mobile device

Newsletter/email updates

On the 20th July 2022, a Community Newsletter was delivered to the consultation area. It provided an update on the progress of the project, a summary of the feedback received, answers to frequently asked questions and the next steps. A digital copy of the newsletter was sent by email to local stakeholders, including ward councillors and those who registered to be kept in touch.

A copy of the Community newsletter can be found in **Appendix 2**.

Email

A dedicated email address:

Harewoodregeneration@bartonwillmore.co.uk

was set up at the beginning of the engagement programme to provide a direct contact point for queries throughout the engagement programme.

The inbox was managed by the Applicant's Resident Support Team who responded promptly to all emails. The email address will continue to be available and managed following the submission of a planning application, and until all residents have been rehoused in alternative accommodation.

Post

The postal address: Harewood Regeneration, C/o Barton Willmore, 7 Soho Square, London, W1D 3QB was publicised during the early engagement stages. It will continue to be available and managed following the submission of a planning application, and until all residents have been rehoused in alternative accommodation.

Telephone number

A direct telephone line: **020 7446 6853** was publicised at the early engagement stages and will continue to be available and managed following the submission of a planning application, and until all residents have moved out into alternative accommodation.

Project database

A project database was built by the Applicant's Resident Support Team and used to keep a record of people who expressed an interest in remaining involved or being informed about the project.

The database was populated by:

- Immediate residents living in the homes proposed for regeneration
- People who directly contacted the Applicant's community engagement consultant team via the project email and phone line
- People who completed feedback forms on the proposals online requesting to be kept informed about the progress of the project
- Representatives of local groups and associations contacted directly by the Applicant and Resident Support Team

The database was used to send any updates or relevant information regarding the project.

We take data protection seriously. Personal details were supplied to the Barton Willmore now Stantec Community Engagement consultant team only for the purposes of research in connection with this project and to be able to update those registered on the progress of the project. Personal details will be treated as confidential and will not be shared, passed on to or used by any third parties, and they will only be retained until the end of the planning and rehoming process for the project, after which time they will be deleted.

5.4 Consultation tools

Engaging local political representatives

At the start of the consultation the Applicant informed the local Pilgrims Hatch ward members of the intentions to regenerate the area. It was noted that ward members were well connected with residents, so the Applicant ensured members were continuously informed and updated on the plans throughout consultation process. This will continue during the planning process and the construction process (if planning permission is granted). The Pilgrims Hatch ward members were:

Councillor Vicky Davies

Councillor Barry Aspinell

Councillor David Kendall

Early engagement 1-2-1 meetings

Discrete, individual meetings were offered to immediate residents during Stage One to establish relationships, explain the regeneration and re-homing process, receive early feedback and to learn how best to reassure and support each person.

Community Concept Workshops

Community Concept Workshops were held with immediate residents and nearby neighbours to gain feedback on early design options.

The workshops were held at the Community Hall at:

25 Harewood Road, Pilgrims Hatch, CM15 9PD

The Community Hall was chosen due to its proximity to the site.

These early meetings and workshops helped the project team to understand more about local views and priorities for the area.

Public Exhibition

A Public Exhibition was held as part of the consultation process at the Community Hall. The exhibition was staffed by the Applicant’s Resident Support Team and wider Project Team. The primary consultation tools at the Public Exhibition were banners used to describe the proposals and a feedback form to seek feedback on specific aspects of the proposals and offered open areas for people to record their own views.

Collecting feedback

An important part of the consultation process is to analyse and report back on the findings from all meetings, workshops, and the Public Exhibition in order to feed comments and concerns into the design process and keep the development team updated on any topics or issues which arise.

5.5 Consultation event schedule

| Event | Date(s) |
|--|---|
| Individual meetings with immediate residents | Tuesday 1st March – Wednesday 3rd March 2022 |
| Community Concept Workshops | Tuesday 5th April 2022 Workshop 1 (am session for immediate residents) Workshop 2 (pm session for immediate residents) Wednesday 6th April 2022 Workshop 3 (am session for nearby neighbours to the site) |
| Public Exhibition | Wednesday 11th May 2022 |

6. Stage One - Early engagement with immediate residents

Stage one covered early engagement, prior to the wider public consultation, with immediate residents living in the homes proposed for demolition. The events held at this stage were individual face to face meetings.

6.1 Individual meetings

As the prospect of regeneration can be unsettling, particularly for those directly impacted by it, the Applicant's Resident Support Team organised individual face-to-face meetings with immediate residents, which took place from Tuesday 1st to Thursday 3rd March 2022. Overall, 19 meetings took place.

These meetings allowed for time to be taken to get to know each resident and establish trust. They were an informal setting where the team could recognise individual needs and requirements to establish the best ways to support each person, limiting fears and anxiety and allowing them to feel supported and engaged in the process. The team were also able to aid understanding of the regeneration and rehoming process; set expectations about timelines; and ensure that residents had the opportunity to shape the initial concept design proposals.

As well as building relationships with residents, the team also asked several questions relating to experiences of living in the area. They encouraged residents to share their thoughts, ideas and any concerns about regeneration.

Feedback and understanding from individual meetings included:



There was a **strong sense of community**:

- Residents enjoyed the existing outside space (socialising, summer BBQs)
- The Community Hall was highly valued and used by some residents and community groups in the area
- Residents wanted to see enhanced and inclusive community spaces in the new development (raised planning beds, food growing area etc.)



Overall **accessibility** was a problem and most residents wanted this to improve:

- Mobility issues meant that level pathways and accessible homes were very important
- Residents wanted better equipped homes, with accessible kitchens and bathrooms/wet rooms and storage for mobility scooters etc



Most residents felt **safe** in their current home:

- Residents knew their neighbours and tended to look out for each other
- Enclosure of the outside space and the arrangement of the homes around it was comforting to residents and helped to make them feel secure
- Some felt the area was becoming less safe due to recent instances of antisocial behaviour



Affordability was key:

- Several residents said they were finding it hard to keep up with the increasing cost of living
- Some residents did not use heating or hot water to keep energy bills lower



Local **Amenities** were valued:

- Most residents did not own a car, so the nearby Co-op is a lifeline for everyday groceries
- Some residents used local busses to travel

Following the meetings residents' feedback was used by the Applicant's project team to inform the emerging concept designs for the scheme. These concept design options would be presented to residents and nearby neighbours for their feedback at Stage Two.

Information Booklet for Residents

The Resident Support Team produced a series of informative booklets for residents, presented as a printed copy at key stages of the engagement and regeneration process. The booklets served as a reference tool/aide-mémoire, which residents could keep and refer to throughout each stage of the regeneration and rehoming process.

Residents who found reading difficult were not excluded from accessing the booklet, as the team also prepared videos of each version with an audio read through and made them available on YouTube via the following links:

Resident Information Booklet for Steps One and Two: <https://youtu.be/XoYJxtBHfpQ>

Resident Information Booklet for Steps Three and Four: <https://youtu.be/Eazum7aRYEs>

A copy of the first two Resident Information Booklets are included in **Appendix 3 and 4**.



Information Booklet for Residents

7. Stage Two - Engagement with immediate residents and nearby neighbours

Stage two continued with engaging immediate residents and the start of engagement with nearby neighbours, living on Iver Road and Carisbrook Road. It was important to include nearby neighbours at this stage to gain more diverse feedback and an insight into what was important to those living closest to the site.

Feedback from the individual meetings at Stage One helped the Applicant's Project Team produce three early concept designs. Three Community Concept Workshops took place over a period of two days in April. Residents and neighbours were invited to the workshops via a hand delivered letter in advance of the event. Immediate residents also received a follow up phone call to remind them and to check if they needed support to travel to the venue.

During the workshops, a summary of residents' feedback from the individual meetings was shared, along with the three concept design options. Time was spent with the Applicant's Project Team discussing and debating the merits of each option. The workshops provided the opportunity for residents and neighbours to have their say on initial ideas for block layouts, building heights/massing and what they would like to see in the communal open space. They were also asked to suggest what was important to them and/or what concerned them.



Community Concept Workshop board showing residents' comments

7.1 Community Concept Workshops

Workshop location:

Community Hall, 25 Harewood Road, Pilgrims Hatch, Brentwood, CM15 9PD

The venue was chosen for its recognition locally and for being easily accessible on foot and to those with mobility issues to attend.

Date and time:

Tuesday 5th April 2022 – 10am until 1pm for immediate residents

Tuesday 5th April 2022 – 2pm until 5pm for immediate residents

Wednesday 6th April – 10am until 5pm for nearby residents

Total number of attendees to workshops: 27

In total 13 immediate residents attended the workshops on the Tuesday 5th April and a further two residents who could not attend the main sessions were shown the workshop materials separately in their own homes. The workshop on Wednesday 6th April was attended by 12 neighbours to the site.

Feedback and understanding from Community Concept Workshops:

As with immediate residents there was a strong sense of community amongst neighbours - most were long-term residents of around 20-50 years. Neighbours commented that there were previously good relationships had with the immediate residents, however, due to recent issues of antisocial behaviour these have since declined. Several also commented that the area used to be quiet and safe, but this is no longer the case. Overall, a number of comments suggested that the area had declined in recent years, and improvements were needed. A summary of the main existing concerns were:

- Antisocial behaviour
- Declining safety
- Maintenance issues (broken fences, overgrown grass etc.)
- Rubbish in the street
- Constant cannabis smoking/drug dealing
- Temporary/general needs tenants have changed area dynamic
- Illegal parking (destroying grass etc.)
- Poor drainage in Carisbrook Road
- Properties are unsightly

The main feedback from neighbours on the concept design options can be summarised as follows:

Height, scale and density:

- Most wanted a maximum of two storey buildings on Carisbrook Road and taller elements on Harewood Road only
- Several would prefer a like-for-like scheme of social housing bungalows delivered

Overlooking:

- Some residents living in Carisbrook Road were concerned that balconies would overlook their homes

Parking, traffic and access concerns

- Most Carisbrook Road residents wanted the cul-de-sac at the eastern end of the road to be retained with no access to the undercroft parking area from Carisbrook Road
- Most said they wanted the main parking area to be accessed from Harewood Road only
- Most said they did not want parking bays on the site, along Carisbrook Road

Disruption during construction

- Several were concerned about noise and pollution during construction
- There were some concerns about restricted access to the area and emergency vehicle access

By the end of the workshop sessions, of the three options shared and discussed, Option Three was the preferred option, highlighted by both immediate residents and neighbours. The overall feedback supporting Option Three can be summarised as:

- It offered the lowest heights
- It offered enhanced accessibility by providing multiple accesses to homes
- Smaller blocks were preferred
- Similarity to the existing layout was positive

This feedback and the concerns raised were considered by the project team and formed the basis of the emerging proposals, presented at the Public Exhibition at Stage Three.

A copy of the invitation letters can be found in **Appendix 5** and a copy of the Community Concept boards can be found in **Appendix 6**.



Concept design Option Three

Harewood Regeneration
 Brentwood Council Homes
 Community Concept Workshop
 5th April 2022

Welcome!

Step Two: Sharing our first design options

The plan for today...

- Meet the Project Team
- Review of today's workshop
- What you told us
- Introducing Step Three
- Building design options
- Design your ideal one-bedroom home

What residents told us

What's important to residents

- A sense of community
- Amenities
- Affordable living
- Accessibility
- Safety

What residents want from regeneration

- A sense of community
- Accessibility
- Safety

What you want from regeneration

- A sense of community**
 - Outside community space:
 - Patio with table and chairs
 - BBQ area
 - Potted plants
 - Benches
 - External electric points and tap
 - Atticments for food growing
 - Easy maintained outside space
 - Community hall/room:
 - Kitchen area
 - Toilet
 - Storage
 - Organised social events e.g. bingo, knitting club
- Accessibility**
 - Separate bedroom
 - Raised plug sockets
 - Larger kitchens and bathrooms
 - Wet rooms
 - Eye level ovens
 - Space for washing machine/ fridge freezer
 - Level & wide pavements
 - Secure inside storage for wheelchairs/ mobility scooters
 - Car parking close to home (front door)
- Safety**
 - Back doors opening onto outside space
 - Enclosed community space
 - Reliable entry system on main doors
 - Secure external lighting
 - Well lit pathways & hallways
- Other**
 - Guest bedroom (to rent)

Building Design ideas

What you told us — We considered — We had some ideas

1 2 3

Design Option 1 Design Option 2 Design Option 3

Example of what we would like to think about and create with you today

Examples of Community Concept Workshop boards



Photos taken at residents' and neighbours' Design Concept Workshops



8. Stage Three – Stakeholder and Public Consultation

The emerging proposals presented in this section reflect a scheme which has gradually evolved based on the feedback provided by immediate residents and neighbours during the early engagement stages.

Early consultation and engagement focused on informing, listening and getting to know residents and neighbours; understanding how they felt about where they live and how/if this could be improved; and what they would like and what they would not like from regeneration. It was crucial to take time in the early stages to build trust so that people felt comfortable to open up and share their honest opinions. These small-scale, focused discussions generated a high level of feedback and an invaluable insight into the workings of a close community.

The feedback gained from Stages One and Two actively fed into the design and layout proposals for the site which was presented to the wider community and general public at a public exhibition held on the 11th May 2022.

The public consultation period was initially scheduled to run from Wednesday 4th May to Wednesday 1st June 2022. However, due to the public holiday to commemorate the Queen's Golden Jubilee, an extra five days was allowed, meaning the consultation period ended at midnight on Monday 6th June 2022. In total, four weeks and five days were provided for responses to arrive with and be considered by the Applicant's project team.

8.1 Public Exhibition

Encouraging attendance

In order to ensure the wider community and not just the immediate residents and those within the site's immediate vicinity were notified, the Applicant invited over 314 households and businesses to attend the Public Exhibition. A copy of the invitation distributed 10 days prior to the exhibition can be found in **Appendix 7**.

Local political representatives were sent a digital version of the flyer via email.

If you have access to the internet and would like to learn more, please visit our website: www.harewoodregeneration.co.uk

Once you have seen our proposals, please do give us your feedback. We will be providing paper feedback forms at the Public Exhibition, or you can find an electronic version on our website.

We ask that all comments are with us by **Wednesday 1st June 2022** so that we can consider them as we develop the final scheme to be submitted as our planning application.

CONTACT US

If you have any questions please do not hesitate to contact the Resident Support Team:

020 7446 6853 (lines open from 9am-5pm, Mon-Fri)

Harewoodregeneration@bartonwillmore.co.uk

Harewood Resident Support Team,
C/o Barton Willmore now Stantec,
7 Soho Square, London, W1D 3QB.

If undelivered please return to: Harewood Regeneration Engagement Team

ADDRESS
ADDRESS
ADDRESS
POST CODE

**Harewood Regeneration
Public Exhibition**

**Brentwood
Council Homes**

Please join us at our Public Exhibition to learn about the plans for Harewood Regeneration.

Wednesday 11th May 2022

1pm to 7pm

Harewood Road Community Hall
(located next door to 27 Harewood Road CM15 9PD)

Brentwood Council have developed proposals to regenerate homes on parts of Harewood Road, Iver Road and Carisbrook Road, within the red line boundary on this plan.

We are keen to share these proposals and hear the thoughts and opinions of the local community, which will help the Council to deliver the best possible scheme for Brentwood residents.

www.harewoodregeneration.co.uk

Public Exhibition invitation

A press advert was placed in the local newspaper, The Brentwood Gazette concurrently on Wednesday 4th and Wednesday 11th May 2022.

It notified readers of the consultation and invited them to the Public Exhibition, provided a brief summary of the intentions to regenerate the site, gave the website address and a QR code to access it, provided details of the closing date of the consultation, stated how people could have their say via the website and offered ways to get in touch with the team by phone, email or post.

Exhibition location:

Community Hall, 25 Harewood Road, Pilgrims Hatch, Brentwood, CM15 9PD

The venue was chosen for its recognition locally and for being easily accessible on foot, by car, by bus and for those with mobility issues to attend.

Date and time:

Wednesday 11th May 2022
from 1pm until 7pm

Total number of visitors:

In total, 59 people attended the exhibition, representing nearly 20% turnout of the consultation distribution area.

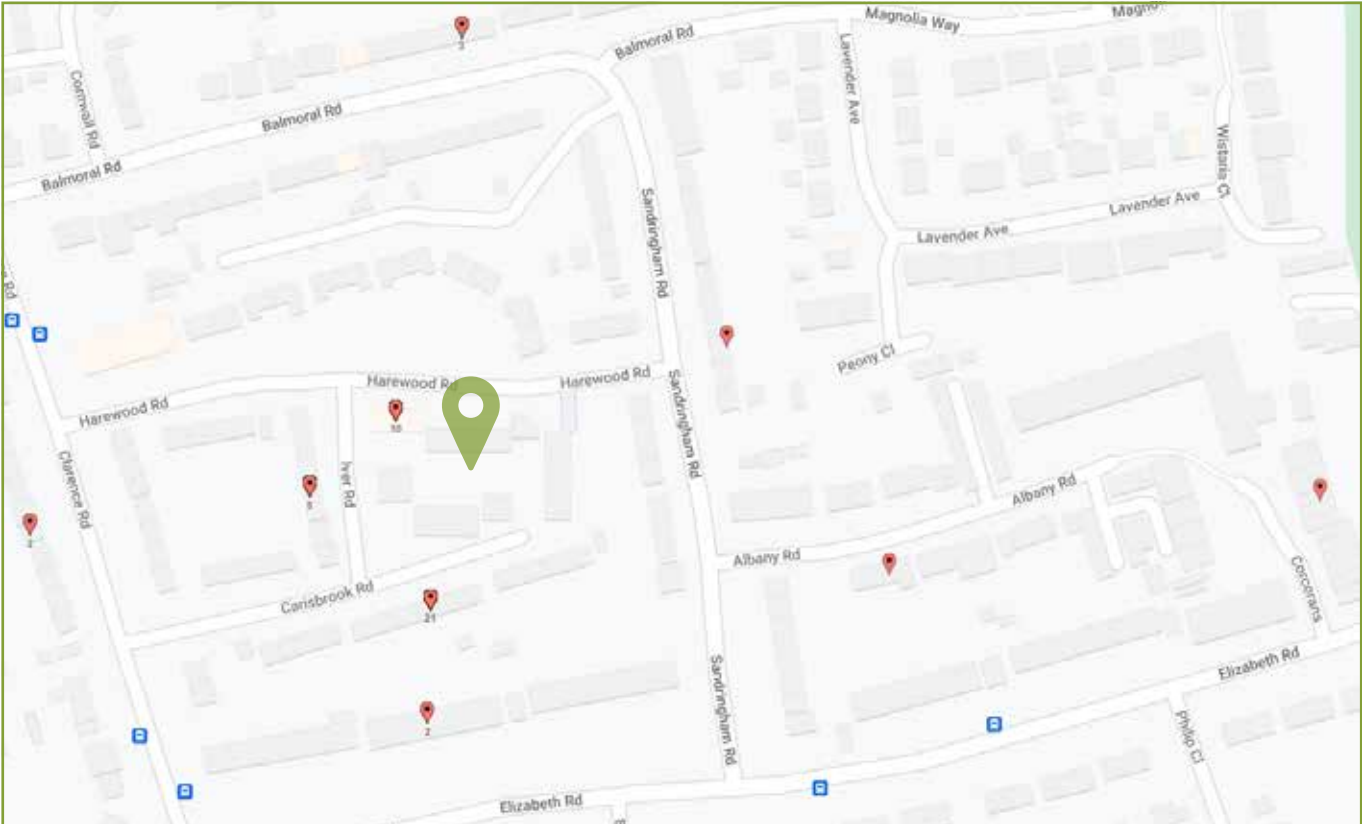
The Project Team were supported at the exhibition by the Applicant and members of Brentwood Council's Housing Team. The Leader of the Council: Councillor Chris Hossack along with the Pilgrims Hatch ward members: Councillor Vicky Davies, Councillor Barry Aspinell and Councillor David Kendall also attended.

55 people signed in at the exhibition with postcodes giving an indication of attendance in the consultation boundary.

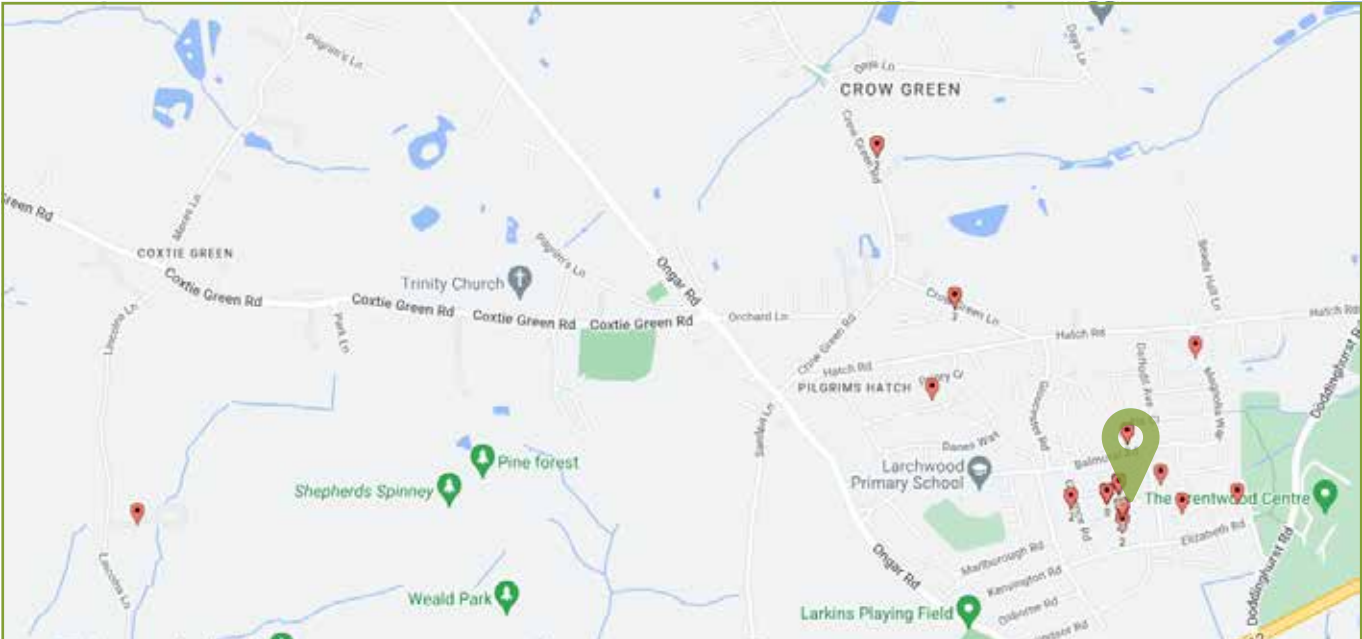


Local press advert





Indication of attendance of immediate residents and neighbours



Indication of attendance in the consultation boundary

The exhibition also provided visitors with the opportunity to pose questions directly to the project team, and to provide feedback on the emerging masterplan via comment forms made available to complete on the day.

Stamped addressed envelopes were available for visitors wishing to provide feedback at a later date. The deadline for postal forms to be returned was advised as Wednesday 1st June 2022.

Feedback forms could also be completed via the website, and PDF copies of the exhibition banners could be downloaded, enabling an increased contribution from the community.

Visitors to the website
462

Visits to the website
11,021



Website hits from 4th May until 6th June 2022

The exhibition provided visitors with the opportunity to understand the rationale behind the proposals and the emerging masterplan.

Nine exhibition banners were presented, covering the following information:

1. Welcome
2. Background
3. Early engagement
4. Emerging masterplan – banner 1
5. Emerging masterplan – banner 2
6. Emerging masterplan - banner 3
7. Access, transport and parking
8. Landscape, open space and sustainable features
9. Have your say

A complete copy of the exhibition boards were made available on the project website: www.harewoodregeneration.co.uk.

A copy of the Public Exhibition boards are included in **Appendix 8**.



Examples of Public Exhibition boards



Photos taken at the Public Exhibition

9. Detailed Feedback from the Public Consultation

An important part of the consultation process is to analyse and report back on the findings from all comments received, in order for them to be fed back into the design process and keep the project team updated on any topics or issues that may arise. This section presents the feedback received from the public consultation conducted during Stage Three of the consultation process.

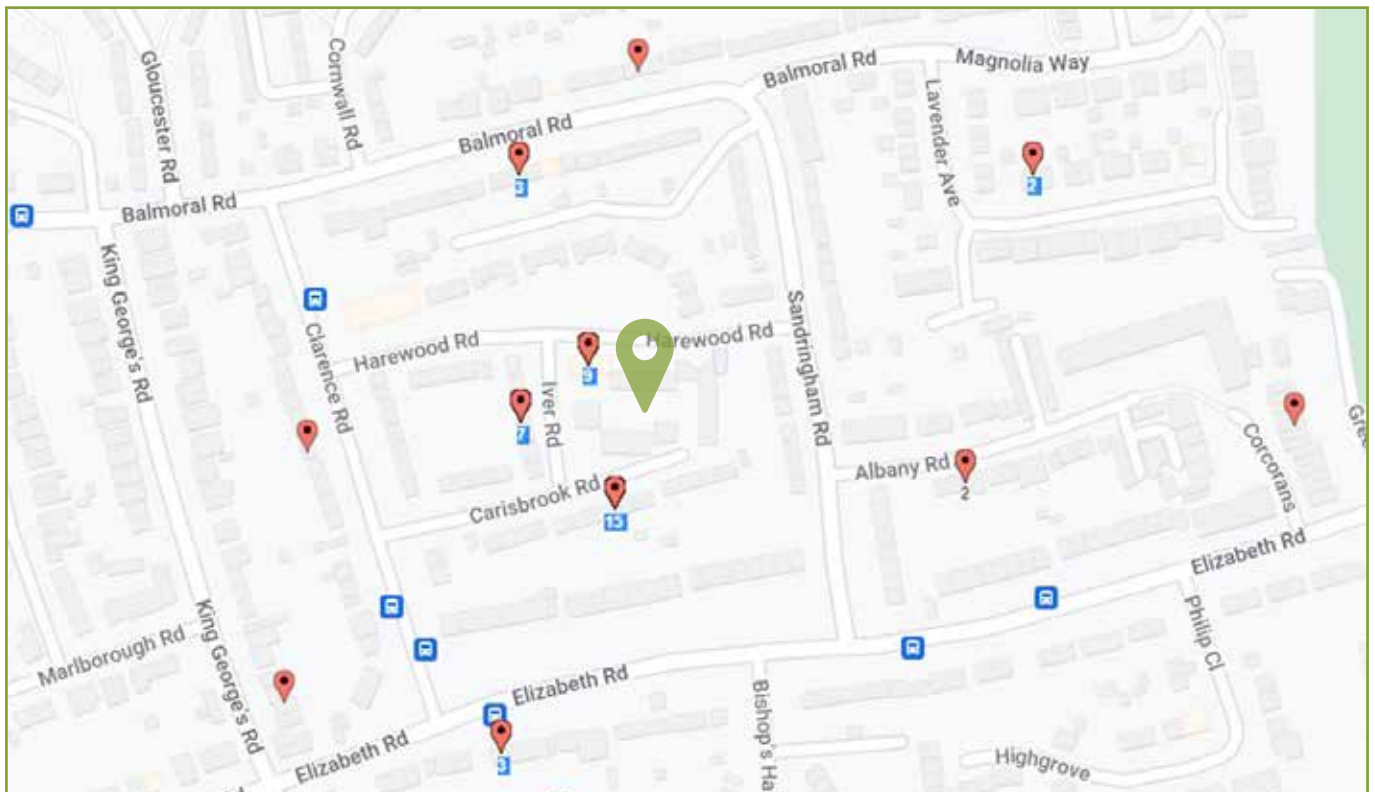
In order to obtain a structured response, attendees were asked to complete a feedback form to record their opinions on the emerging proposals. Following the close of the consultation period, the comments received from the community were analysed and then reported to and discussed with the Applicant's wider project team of technical consultants.

In total, 56 feedback forms were received by the end of the public consultation period.

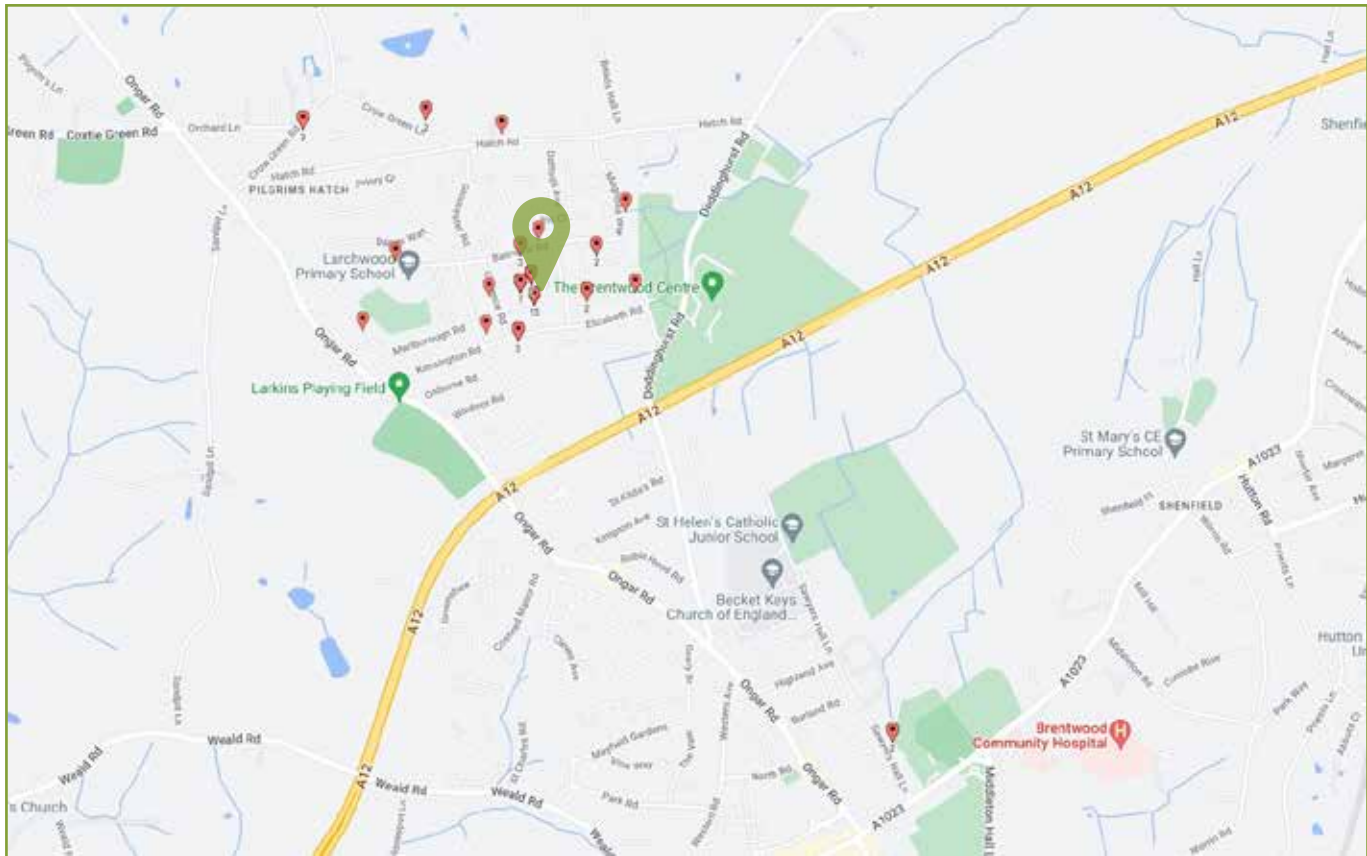


Origin of feedback forms received

This map identifies the locations of 45 attendees nearest the site, who provided feedback.



This map identifies the locations of all attendees, who gave feedback



9.1 Summary of feedback

A total of 56 feedback forms (including emails and telephone comments) were received by the end of the public consultation period. 45 forms were from immediate or nearby residents to the site.

The following is a high-level summary of feedback received. Key recurring topics and comments noted, in no particular order, are set out as follows.

A summary of the demographics of the respondents is provided at **Appendix 9**.



| Positive comments | Concerns |
|--|--|
| Regeneration will enhance the area | Loss of the Community Hall |
| Modern new homes | Balconies overlooking existing homes |
| Potential to improve living conditions | Building heights on Harewood Road |
| Accessible for those with reduced mobility | Increased traffic caused by more homes |
| Eco-friendly new homes | Disruption caused during construction |
| Like all of it | Parking bays on Carisbrook Road |
| Right amount of resident car parking | Not enough car parking |
| No through road on Carisbrook Road | Cleanliness and tidiness of the refuse and recycling area(s) |
| Resident garden | Loss of social housing |
| Low energy homes | Existing access issues for emergency vehicles |



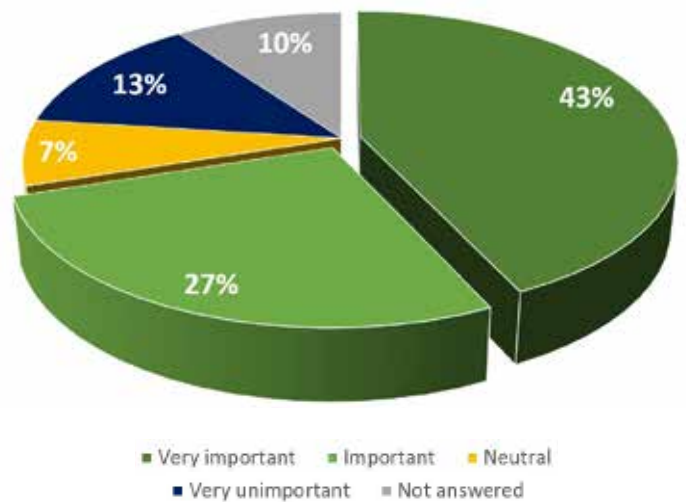
9.2 Detailed feedback from comment forms

The following is a detailed analysis, drawn from the 56 comment forms completed.

A total of 8 questions were asked. Questions 1-4 were multiple choice questions where consultees were required to select one answer only. Questions 5 -7 were open-ended questions, giving residents the opportunity to provide a personal response and air their ideas and suggestions, enabling both positive and negative feedback to be given. Question 8 was a direct question, asking if the consultee would support a planning application of the proposals or not, or if they were not able to decide.

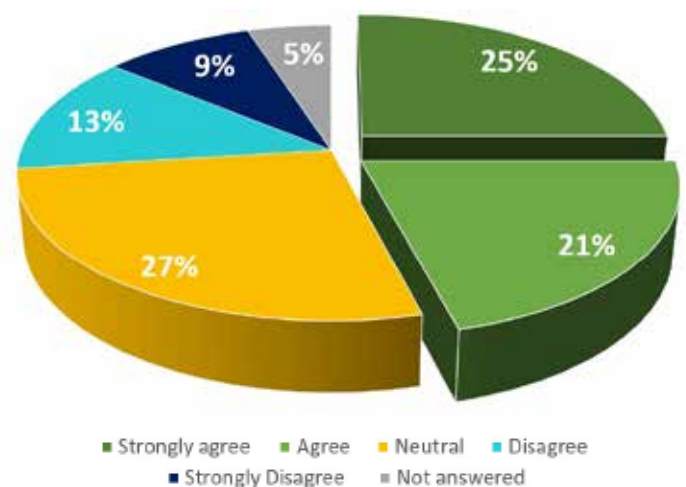
Q1. To what extent do you think regenerating this site to provide a minimum of 40 new, 100% affordable homes for local people is a good idea?
Sample size: 56

70% of responses thought that providing new 100% affordable homes for local people was important with most responses (43%) stating this was very important to them. Only 13% of people stated this was very unimportant, with 7% feeling neutral. 10% chose not to answer this question.



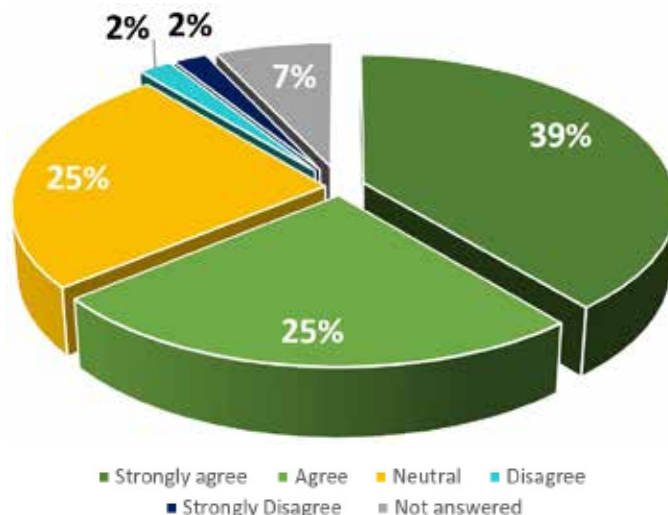
Q2. The current proposals have the three storey buildings located on Harewood Road. Do you think this is a good location for the taller parts of the scheme? **Sample size: 56**

Nearly half of all responses (46%) agree or strongly agree that it is a good idea to locate the taller parts of the scheme on Harewood Road. A significant number of responses said they were neutral (27%), and 22% either disagreed or strongly disagreed. 5% chose not to answer the question.



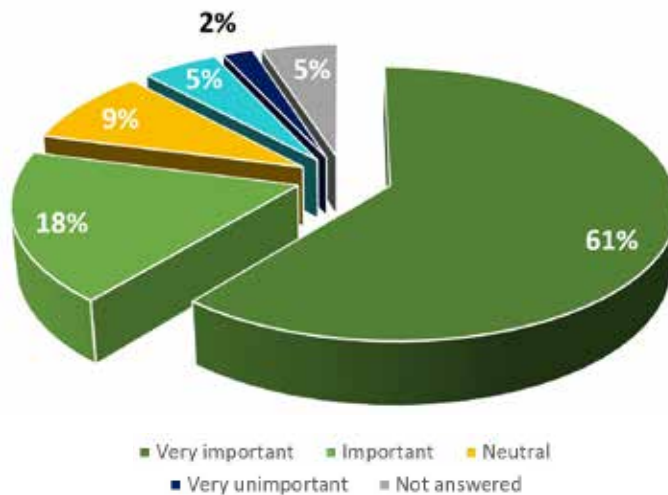
Q3. Currently there is no off-street parking for residents. To what extent do you think that access to the proposed main undercroft parking area should be from Harewood Road only? Sample size: 56

64% said they agreed that access to the main undercroft parking area should be from Harewood Road only, with most (39%) saying they strongly agreed with this. Only 4% said they disagreed or strongly disagreed. A quarter of responses (25%) said they were neutral. 7% chose not to answer this question.



Q4. How important do you think it is for residents to have communal outside, open space? Sample size: 56

Most people (79%) thought that the provision of communal outside space was important and the majority of these responses (61%) said they strongly agreed with this. Unsurprisingly only 7% of people did not think this was important and 9% were neutral. 5% chose not to answer this question.



“Regeneration is an excellent idea!”

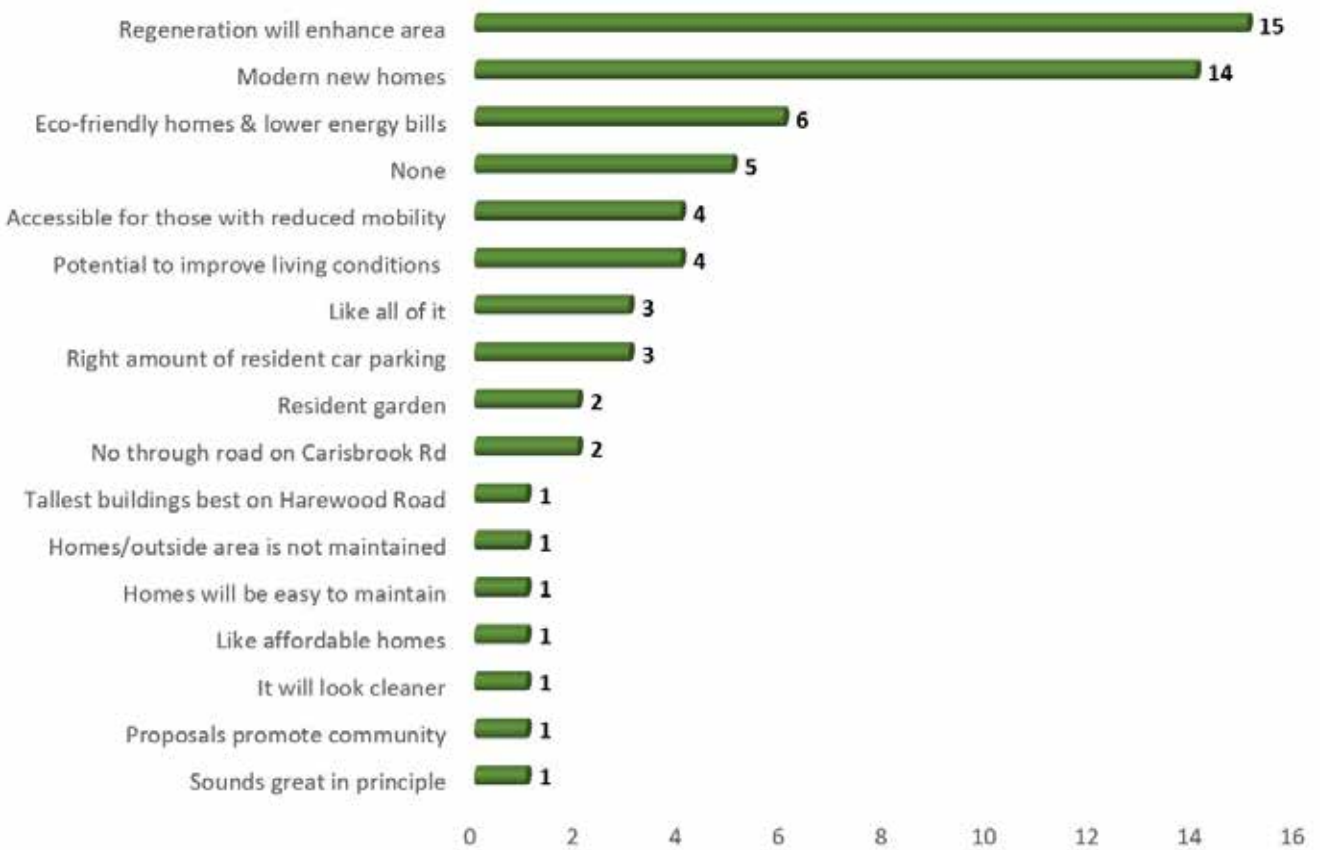
“Reducing the carbon footprint of each home is important and the fact that residents will have attractive efficient homes is to be applauded”

Q5. What aspects of the proposals do you particularly like and why? Sample size: 47, total Comments: 65

The most popular response given was that regeneration would enhance the area. Comments mostly suggested that the current homes are outdated and in need of redeveloping. This was reflected by the second most popular comment – that the provision of modern new homes of improved quality was positive and much needed.

The environmental and zero carbon ‘in use’ credentials of the proposals and the lower energy costs to run the homes was the third most popular theme, with 6 people commenting that this was an important part of the proposals for them.

The improved accessibility for residents was rated highly with many appreciating how the proposals would make it much easier for those with reduced mobility to go about their everyday lives. Equally, the same number of responses stated that they believed the proposals could improve overall living conditions.



“Looks modern and clean. Secure area. Carisbrook road remains a cul-de-sac.”

“This is a long overdue development of housing that is currently unfit for purpose. It is good to see new housing being provided for these local residents.”

Q6. Do you have any reservations about the proposals and why? Sample size: 51, total Comments: 82

The biggest two concerns was the fear that the proposed balconies would overlook existing homes (in Carisbrook Road) and the omission of a Community Hall from the proposals.

The concerns about overlooking from proposed balconies were mostly expressed by neighbours on Carisbrook Road. Concerns centred around the perception that privacy would be lost.

Regarding the possible loss of the Community Hall, the narrative of many responses suggested that the existing hall is highly valued as a hub of the community. It is in regular use by some of the residents and a few community and church groups in the local area. Comments reflected there was generally strong opposition to the removal of this facility.

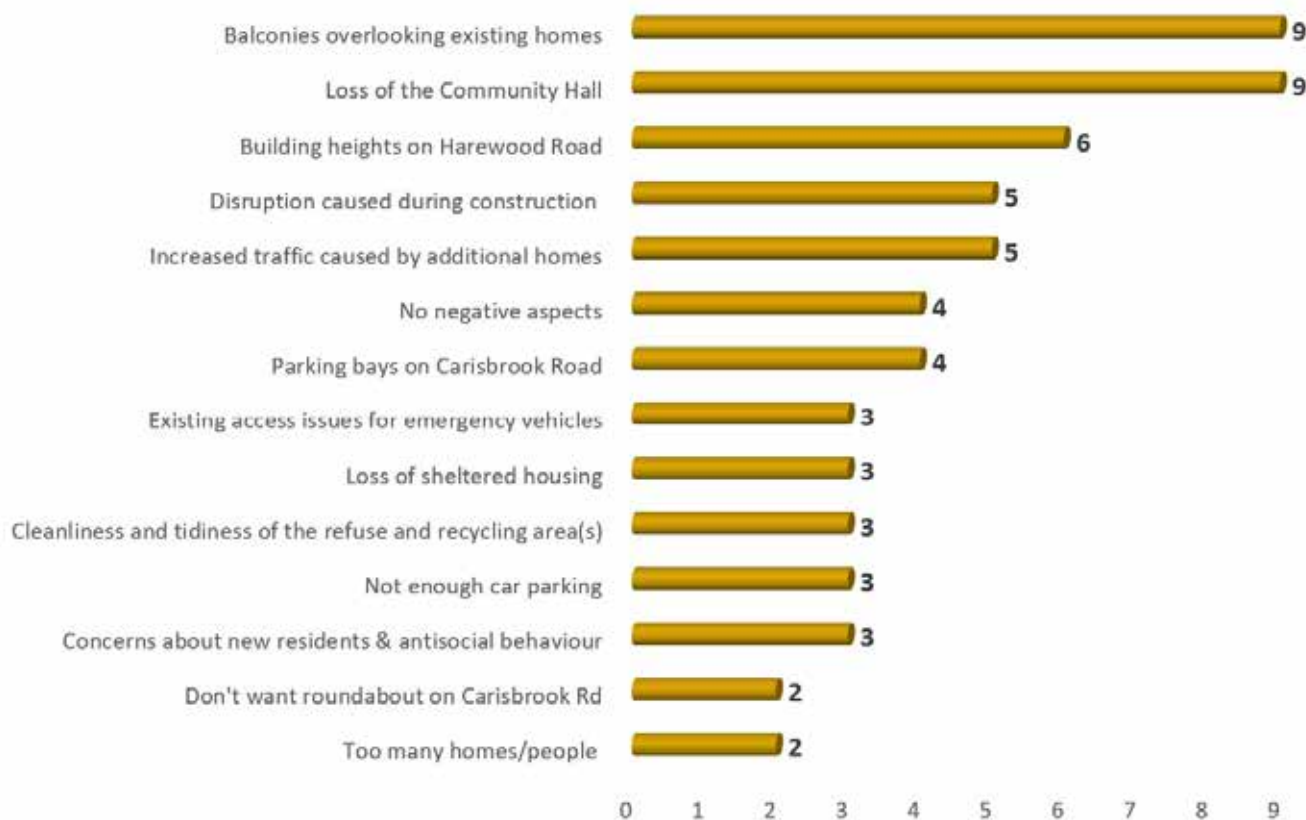
Other responses revealed concern over the height of the buildings. These generally stated that three storeys was too high and the existing one and two storeys should be continued. The narrative of most of these comments suggests unease that the three storey elements would be located on Carisbrook Road, whereas the proposals actually locate all three storey elements on Harewood Road.

Some nearby residents expressed they were worried about the disruption that the construction process would cause. In particular, the noise, dust and extra traffic it would generate and how this would be managed by the Council.

An equal number of responses worried that the new homes would cause extra traffic in the area. Some were also concerned that the extra activity would make it harder for emergency vehicles to access.

Locating car parking bays on the site, along Carisbrook Road was opposed by some residents living on Carisbrook Road.

There were also four responses which stated no negative comments about the proposals whatsoever.



Single comments made included:

- Bus stop will cause traffic
- That the proposals don't consider local people
- Homes/outside areas are not currently maintained
- Neighbouring homes should be made more energy efficient
- Unclear what will happen to existing residents
- The nearby Coop expansion will make area busier
- Existing illegal parking issues
- Will not benefit local people
- Don't want social homes
- Don't like the idea of multi-generational living
- Disruptive to existing community
- Removal of trees/ planting enough new trees
- Dead-end treatment on Carisbrook Rd
- Block design (block of flats) could cause anti-social behaviour
- Quantity of electric charging points not advised
- Laundry will be visible on balconies
- Public money should be spent elsewhere; no rubbish bins in the roads
- No tall buildings in Carisbrook Rd
- Traffic and parking concerns
- Design is out of context with area.

“Dirt from demolition and building will mean cars will need cleaning on a weekly basis.”

“The new plans do not appear to include a community hall for the residents. The current hall is considered by many local residence (both within the Harewood Road area and beyond) as a community asset.”

“Height of 3 storeys on Harewood Road is not acceptable.”

“My only concern is traffic really.”

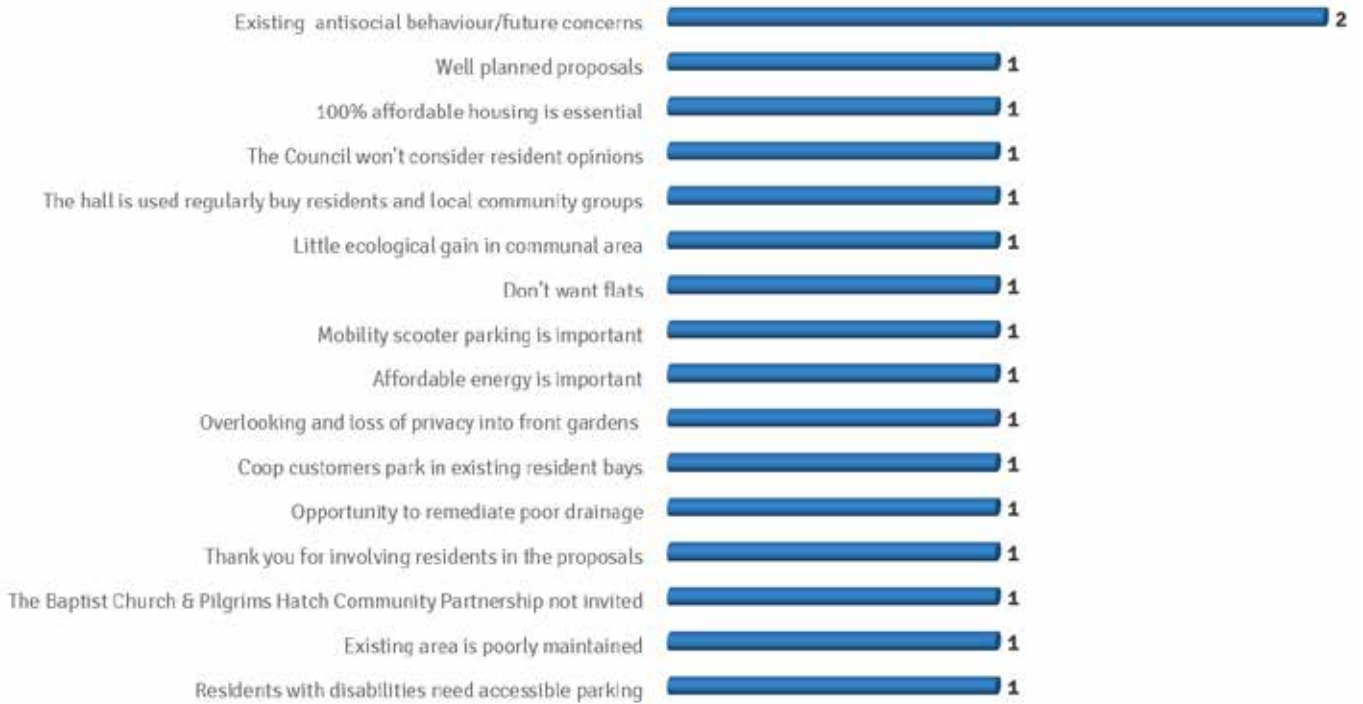
“Balconies will be overlooking into our front garden and bathroom.”

Q7. Do you have any other comments or suggestions that you haven't already raised? Sample size (all comments and suggestions): 41 Total comments and suggestions: 46

Summary of comments raised

The comments varied and were mostly unique. The only comment that appeared twice stated there were existing issues with antisocial behaviour in the area.

As reflected by the response to question 6, the most common suggestion was that a Community Hall should be included in the proposals. The second most popular suggestions were to retain the cul-de-sac in Carisbrook Road and locate all parking in the main parking area to the east of the site – with access via Harewood Road only. The complete list of comments can be viewed in the chart.



“It is essential that the development really is 100% affordable.”

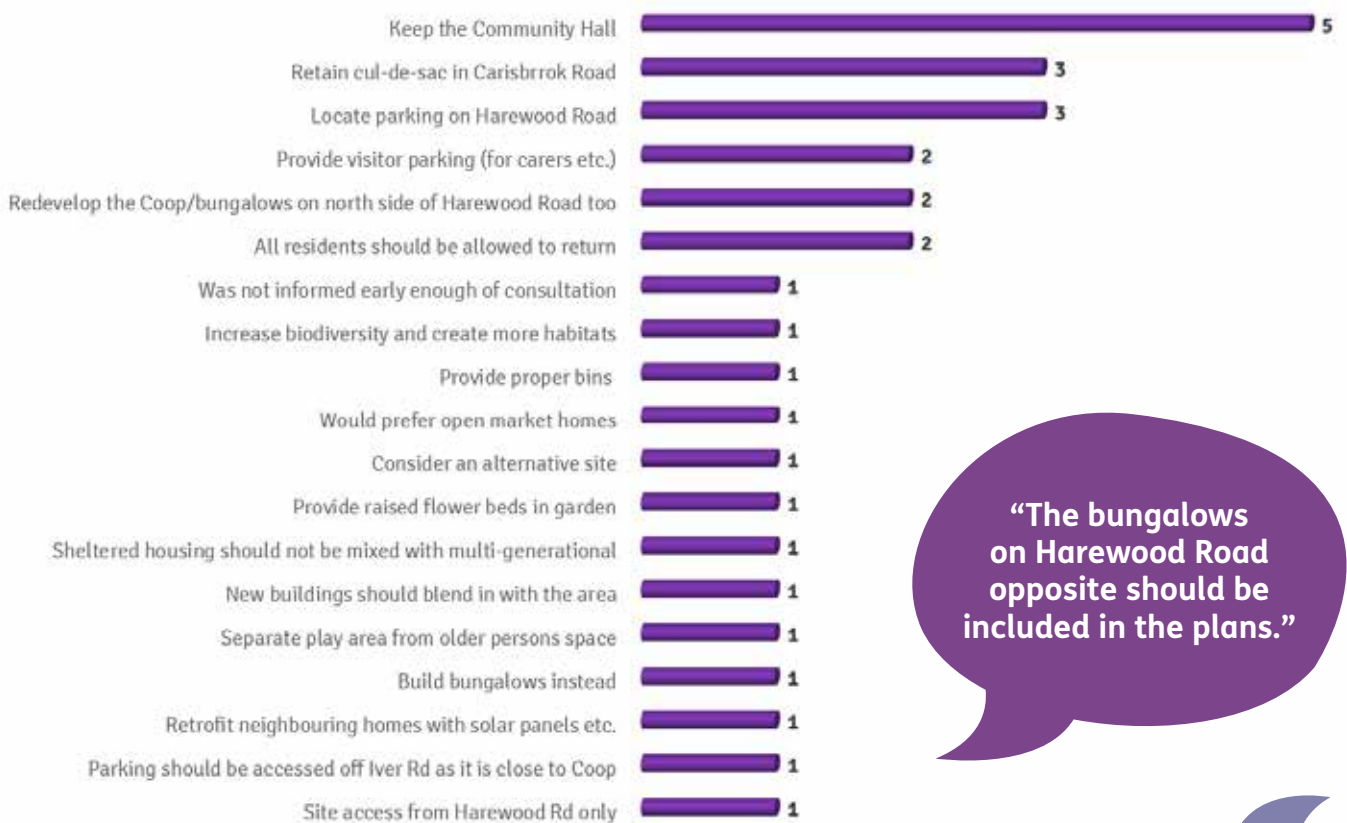
“Thank you for taking the time to hear the residents’ perspectives/ideas.”

“Increase biodiversity and create habitats.”

“I understand drainage will be improved, this would be essential.”

Summary of suggestions made

As reflected by the response to question 6, the most common suggestion was that a Community Hall should be included in the proposals. The second most popular suggestions were to retain the cul-de-sac in Carisbrook Road and locate all parking in the main parking area to the east of the site – with access via Harewood Road only. The complete list of comments can be viewed in the chart.



“The bungalows on Harewood Road opposite should be included in the plans.”

“Must have a community room.”

My only concern is traffic really - maybe entering/exiting from Carisbrooke will be better to make that area a little enclave?

“It is vitally important that residents do not find themselves relocated away from the area - or pushed out.”

“We have good Community Spirit in Pilgrims Hatch and this hall is a big part of that.”

Q8. Having seen our emerging scheme, in principle would you support our planning application? Sample size: 56

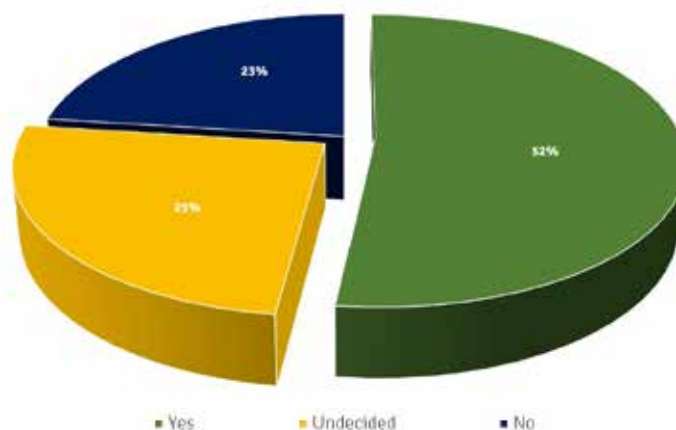
Over half (52%) of the responses said they would support a planning application based on the emerging proposals. A quarter (25%) of responses were undecided and 23% said they would not support the proposals.

The responses from those who said they would support a planning application revealed that existing residents were largely in favour of the proposals and were pleased with the features of the design such as the accessibility; communal outside space; and the improved, larger homes. Others who were in favour of the scheme referred to the wider benefits presented by the proposals to improve the area everyday life for local people.

The responses from those who said they would not support a planning application showed that many objections came from residents living in Carisbrook and Iver Roads, and likely from those living opposite the site. These objections were generally based on the possible impacts of the scheme such as balconies overlooking their properties; concerns over increased height; disruption during construction; and concerns about anti-social behaviour. Other responses also mentioned how the loss of the Community Hall would prevent them from supporting the application.

For those who said they were undecided if they would support a planning application, it should be considered that the scheme design presented at the exhibition was in the earlier stages of development. The exhibition was purposely timed to align with this, to maximise the opportunity for feedback from residents and the community to be considered, and actively fed into the development of the final scheme. The visuals and CGIs presented at the exhibition did therefore not show finer details (such as the landscaping, building material types and colour pallets etc.), making it harder for people to visualise what the final scheme could look like. This may explain the reason why a quarter of responses were uncertain as to whether they supported the proposals.

As part of ongoing engagement, the Applicant will ensure that stakeholders and the community are aware of the final scheme once the planning application has been submitted and validated. A newsletter will be posted to the consultation area and emailed to those in the project database to include full details of the final proposals, detailed CGIs and images and instructions on how to comment on the application via Brentwood Council's website. The Resident Support Team will continue to be available to answer any questions or respond to concerns.



10. Questions raised throughout the engagement and consultation programme

| Question | Response |
|---|---|
| <p>1 How have you consulted with residents and considered their concerns about losing their home?</p> | <p>In early 2022 a dedicated Resident Support Team was set up to support residents through the regeneration and rehoming process. The team first met with the directly impacted residents in February 2022. These residents were the first to find out about the ideas to regenerate the area.</p> <p>The early consultation was resident-focused. Where possible, we held individual, face-to-face meetings with directly impacted residents to talk through early ideas and explain the regeneration and re-homing process. The team took time to find out about the individual needs and requirements of each person which allowed them to establish ways to best support them. We also provided residents with booklets to be used as an aide-memoire at each stage, explaining where we are in the process and what to expect.</p> |
| <p>2 How will the plans affect residents living in the Bungalows on Harewood Road, which face those that are being knocked down?</p> | <p>A Construction Management Plan will be submitted as part of the planning application. This sets out the measures that will be taken during the construction stage to ensure that any disruption to nearby residents is minimised. These measures include:</p> <ul style="list-style-type: none"> Setting specific days and times that construction on the site can operate Agreeing maximum noise levels Implementing measures to reduce dust and contamination Monitoring requirements to ensure there are no breach of conditions |
| <p>3 What does undercroft parking mean and where will it be located?</p> | <p>Undercroft parking means parking at ground level with homes built above it (i.e. on the first floor).</p> <p>The proposals locate the undercroft parking area on the east of the site, with access from Harewood Road only. It will be gated and locked and residents who have a parking space will be issued with a fob to access it.</p> |
| <p>4 How will you stop Coop customers from parking in resident bays?</p> | <p>All resident parking will be provided on-site. The proposals seek to locate the majority of resident parking in the undercroft parking area, which will be accessed from the eastern end of Harewood Road (away from the Coop) and will be gated and locked. This will prevent non-residents from accessing it.</p> |

| Question | Response |
|--|---|
| <p>5 Will the proposed landscaping be maintained, and grass cuttings and hedge trimmings be removed?</p> | <p>It is proposed that the new development will include landscaping, trees and plants that require low maintenance to help keep things looking tidy.</p> <p>The Council's maintenance teams will still be responsible for the upkeep of the garden and communal areas.</p> |
| <p>6 Your proposals are for mostly two beds homes. Does this mean that the new homes will be for families?</p> | <p>There will be a variety of homes built, which will be suitable for individuals and families who are on Brentwood Council's housing register at the time that the planning application is submitted.</p> <p>A total of 27 one-bed and 13 two-bed apartments are being provided. Each one-bed apartment is generally around 57m² with the two-bed apartments being around 71-78m².</p> |
| <p>7 Will the new homes be for people with additional needs?</p> | <p>The new homes will be designed so that they are more accessible and can be adapted to suit the individual health and mobility requirements of residents of all ages. Some of the homes will be designed to serve those with more specialist needs, for example there will be wet rooms and higher toilets installed in bathrooms. The new homes will be much larger than the existing bungalows, allowing more space and storage for equipment. There will also be lifts installed to access the upper floors.</p> |
| <p>8 Will the new scheme sort out the existing problems with rubbish and recycling bags outside homes and scattered around in the streets? Will these be replaced with proper bins?</p> | <p>The new scheme proposes a dedicated waste and recycling area with communal bins. This means that new residents will no longer need to leave recycling bags or black bin bags outside their doors to be collected.</p> |
| <p>9 How much visitor car parking will be provided?</p> | <p>Final car parking numbers are yet to be confirmed, however it is expected that the total parking provision (including visitor parking) will be around 18 spaces.</p> <p>The design team are currently undertaking a number of assessments together with speaking to Highways over their requirements to determine the appropriate level of parking for the site.</p> |

| Question | Response |
|---|---|
| 10 How many homes will you be regenerating? | In total we are regenerating 29 existing homes. |
| 11 Have you considered including extra parking for the Coop when it expands to prevent congestion in Harewood Road? | This project is specifically exploring only the requirements of the housing requirement so the Coop will be responsible for providing customer parking. |
| 12 What will happen to the existing residents when their homes are regenerated? | If planning permission is granted, the Council's housing team will work with residents to find suitable accommodation elsewhere in council homes within the borough. All council tenants who have lived in their existing home for 12 months and have a secure tenancy agreement in place will have a right to return to a new home on the site once completed if they would like to. |
| 13 Will the Council consider renovations to surrounding properties, so they are in-keeping with the new homes? | Existing Council homes in the area are maintained by Axis, the Council's appointed housing maintenance contractor. Axis follow a maintenance schedule that carries out all the essential and routine work needed to maintain the Council's homes. |
| 14 Is there an old watercourse (a brook or a well) close to the site? | <p>It is recognised that in extreme rain the east of Carisbrook Road can experience localised flooding. As part of this project we are assessing whether there is historically a high water table and other natural features that are causing these instances, or whether it is the existing surface water drainage system.</p> <p>Percolation Tests (to examine how water drains) are being undertaken within the next couple of weeks and will better highlight the overall drainage of the site.</p> |
| 15 How have you considered old watercourses close to the site to prevent future flooding? | We will undertake a flood risk assessment to inform the drainage strategy. A copy of the Flood Risk Assessment will be submitted as part of the documents supporting the planning application. |

11. Responding to Feedback

Throughout the consultation process, the project team has listened to feedback from stakeholders and local residents, and where possible has made changes to the emerging scheme design to address concerns raised. The following table is a response to those concerns. Where it has been possible to make changes in order to address concerns raised throughout the consultation process, this is explained below.

| Concern | | Response |
|---------|---|--|
| 1 | Loss of the Community Hall | <p>The feedback received from many residents and members the local community showed how valued the Community Hall is. The Applicant has responded to this feedback by including a community room within the development, on the ground floor, which will include facilities such as a toilet and a kitchen area.</p> <p>It will not, however, be possible to provide a temporary community facility during the construction process.</p> |
| 2 | Balconies overlooking existing homes | <p>The proposals seek to deliver each new home with private outside space. This is a policy requirement that all new homes must include.</p> <p>All balconies which face the existing homes on Iver Road are spaced at least 15 metres (front to front) and 25m (back to back) away from them, which adheres to Brentwood's policy requirements to protect privacy.</p> <p>Following consultation balconies proposed to directly face onto Carisbrook Road were removed.</p> |
| 3 | Building heights on Harewood Road | <p>The proposals seek to locate the tallest parts of the scheme along Harewood Road because this location benefits from a greater separation distance of 40 metres (minimum) from the front of adjacent bungalows. The proposed buildings on Harewood Road will be three storeys in height (around 10.1 metres) and two storeys in height (around 7.1 metres) on Iver and Carisbrook Roads.</p> |
| 4 | Increased traffic caused by additional homes | <p>It is expected that there may be additional traffic generated as a result of the project, however such additional trips are deemed nominal in the capacity of the road network and should not adversely impact road users or neighbours. A more definitive assessment is currently being undertaken and will be submitted as part of the documents supporting the planning application.</p> |

| Concern | | Response |
|---------|---|--|
| 5 | Disruption caused during construction | <p>We understand that the construction process will be somewhat disruptive for those residents who live closest to the site.</p> <p>To address this, a Construction Management Plan (CMP) will be prepared by the chosen contractor and will be a condition of the consent. It will set out the measures that will be taken during the construction stage to ensure that any disruption to residents is minimised. The CMP will be assessed by and agreed with technical specialists at the council to ensure that specific standards are adhered to before construction starts on site. Measures include:</p> <ul style="list-style-type: none"> • Setting specific days and times that construction on the site can operate • Agreeing maximum noise levels • Implementing measures to reduce dust and contamination • Monitoring requirements to ensure there are no breach of conditions |
| 6 | Parking bays on Carisbrook Road | <p>Following the response from the public consultation, we found a way of removing the parking spaces on the site that were located along Carisbrook Road.</p> <p>The final scheme does therefore not include any parking along Carisbrook Road and all resident parking will be accessed via Harewood Road, subject to BBC and highways agreement.</p> |
| 7 | Not enough car parking | <p>The existing site does not provide any designated car parking spaces for residents. The proposal provides 22 parking spaces. All the proposed car parking spaces will be contained on the site, so there will be no resident bays located on the existing roads surrounding the site.</p> <p>The proposals also include a bay for bus stop to the eastern end of Harewood but within site boundary. This could enable an electric bus service to stop on the doorstep of the new homes, providing improved transportation to various nearby locations.</p> |
| 8 | Cleanliness and tidiness of the refuse and recycling area(s) | <p>The new scheme proposes a dedicated waste and recycling area with communal bins. The area will be maintained and monitored by the Council and will be sized to cope with the number of new residents.</p> |

| Concern | | Response |
|---------|--|---|
| 9 | Loss of social housing | <p>The proposals respond to Brentwood's housing need requirements. Currently there is no demand for sheltered housing, but there is a lack of general needs housing suited to individuals and families.</p> <p>The proposals seek to provide homes suitable for intergenerational living. This means that the new homes will be designed so that they are more accessible and can be adapted to suit the individual health and mobility requirements of residents of all ages. Some of the homes will be designed to serve those with more specialist needs, for example there will be wet rooms and higher toilets installed in bathrooms. The new homes will be much larger than the existing bungalows, allowing more space and storage for equipment. There will also be lifts installed to access the upper floors.</p> <p>All of the existing social housing residents have the option to return back to a new home once they are built or move permanently to alternative social accommodation in the borough. Residents will be able to take their time to make this decision, they will even be able to decide when they have moved out and the new homes are being built.</p> |
| 10 | Existing access issues for emergency vehicles (caused by parked cars on narrow roads) | <p>The existing site offers just 1 parking space for 28 existing dwellings, causing existing residents and visitors to park on the neighbouring streets.</p> <p>The proposals will provide an increase in dwellings on the site however private car ownership is anticipated to be low and therefore the 22 onsite parking spaces will provide sufficient capacity to reduce the current level of on street parking. The anticipated reduction of on street parking as a result of the scheme will aid the free flow of emergency service vehicles in the local area.</p> |

12. Ongoing Engagement

Following submission of a planning application to Brentwood Council, the Applicant's Resident Support Team will continue to engage the local community by informing them of the final proposals; providing regular updates on the progress of the application; advising on how comments can be submitted directly to the Council; and continuing to be available to answer questions or respond to concerns.

If the planning application is granted, the process to decant residents will begin. The Applicant will prepare the Landlord Offer for residents - this is a document that sets out what each resident will be entitled to for having to move out of their home. It will include information on the decant process; help and support available; statutory payments due; and the Council's financial offer. If the offer is accepted by residents, the Council's Housing team will start to find suitable new homes to offer residents. Once offers are accepted, residents will be fully supported to move out into their new homes and all due financial payments will be made.

The Applicant is committed to an ongoing engagement programme, which includes the following:

Advising the community of the validated planning application and how to comment:

Following the submission and validation of the planning application, a newsletter will be issued to the consultation area to inform the community. It will include an overview of the proposals and CGIs, plans and images of the final proposals, showing the finer details. It will also provide instructions on how to view and comment on the application on the Council's website and how to get in touch with the Applicant's Resident Support Team. A digital version of the newsletter will also be sent by email to those who registered their details to be kept in touch. The Resident Support Team will continue to be available to answer any questions or respond to concerns

Ensuring immediate residents continue to be supported:

When the planning application is validated, immediate residents who would like to make comments but are unable to access the internet will be assisted do so by the Resident Support Team.

If planning permission is granted, immediate residents will be issued with an information booklet explaining the Landlord Offer and the decant process. The Applicant's Resident Support Team and the Council's Housing Team will be available to support residents until and after they move into their new homes.

Further engagement:

The Applicant understands that further engagement could be needed as the application progresses, or once the application has been decided. They are prepared to regularly evaluate and consider if further communications are required as they move through the regeneration process.

13. Conclusion

13.1 Applicants' pre-application engagement

The Applicant is confident that their consultation process to date has followed guidance set out within the NPPF and Brentwood Borough Council's SCI.

In summary the Applicants' pre-application engagement strategy for the detailed residential scheme has focused on:

- The identification of, and engagement with, key local stakeholders, residents and the wider local community;
- Taking time through individual meetings to get to know each immediately impacted resident to recognise individual needs and requirements to engage with the consultation;
- Providing consultation materials in different formats (i.e. videos versions of information booklets) ensuring all residents were able to access;
- Ensuring diverse feedback in the early stages of the consultation by inviting nearest neighbours to the site to participate, in advance of the public consultation;
- An extensive notification by post of the Public Exhibition covering all households and businesses within the consultation boundary (314), providing further details of the exhibition via the dedicated community engagement website page (harewoodregeneration.co.uk) and press advertisements in the Brentwood Gazette weekly newspaper;
- Providing all reasonable opportunities to comment upon the proposed scheme both online and via email and telephone;
- The appropriate timing for the Public Exhibition i.e. daytime and evening periods;
- Ensuring key members of the Project Team were on hand during the Public Exhibition and the early engagement events to respond to any detailed and technical questions that were raised;
- Maintaining a positive and ongoing dialogue with local stakeholders, residents and the wider community; and
- Undertaking a thorough review and analysis of all feedback received.

As part of the collaborative approach to planning, the Applicants and the project team have listened to all the feedback received. The Applicants' submission has been informed by the pre-application process and the enclosed package provides responses, where appropriate and possible, to all feedback received to address any concerns expressed and include any suggestions and comments.

14. Appendices

Appendix 1 - Printed press advertisement

Public Exhibition

Harewood Regeneration



Brentwood
Council Homes



Wednesday 11th May 2022



1pm to 7pm



Harewood Road Community Hall
(located next door to 27 Harewood Road CM15 9PD)

Brentwood Council would like to invite you to attend a Public Exhibition to view the emerging proposals for the regeneration of homes in Pilgrims Hatch on: Harewood Road, Iver Road and Carisbrook Road. The proposals seek to provide at least 40 new zero carbon 'in use', affordable homes, and community facilities.

Find out more: www.harewoodregeneration.co.uk

For more information please call: **020 7446 6853**

Or email us: Harewoodregeneration@bartonwillmore.co.uk



Scan the QR code to visit our project website, complete our feedback form and sign up for updates.

Appendix 2 - Community newsletter

Useful information

Site surveys - It is likely that over the coming months you may see some unknown faces in the area, measuring up, taking pictures of communal spaces and surveying the ground. Please don't be alarmed, these will be members of the Council's project team carrying out routine surveys needed to support the planning application.

Harewood Regeneration

Public Consultation Community Newsletter | July 2022



Get in touch

Please remember that we are here if you have any questions or concerns - or if you would like to talk to us about something that's on your mind. We are normally around during normal working hours, but if we can't answer straight away, leave us a message and we will get back to you as soon as we can.

Resident Support Team:

-  Amy Clarke: **020 7446 6853**
Kate Greatrix: **020 7446 6837**
-  Harewoodregeneration@bartonwillmore.co.uk
-  **Harewood Resident Support Team, C/o Barton Willmore
now Stantec, 7 Soho Square, London, W1D 3QB**
-  www.harewoodregeneration.co.uk

Hello!

Firstly, we would like to thank everyone who has participated in our consultation events which we hosted with impacted residents, nearby neighbours and the wider community from March to June this year.















We really appreciate all the feedback we have received including every feedback form that was completed and returned to us - 56 in total - following our Public Exhibition in May. Every view and opinion given to us, either via our printed feedback form, website, email, post or over the phone, has been listened to and considered by the project team to support the final design proposal ahead of the planning application being submitted later this year.

We would like to take the opportunity in this newsletter to share with you the feedback that we received and answer some of your common questions. We also provide an estimate of what is likely to happen over the coming few months.



www.harewoodregeneration.co.uk

A reminder of what we are proposing

-  A minimum of 40 zero carbon 'in use' homes
-  100% affordable homes
-  Two storeys in height/three storeys on Harewood Road only
-  Around 16 one-bedroom apartments
-  Around 25 two-bedroom apartments
-  Community garden
-  Around 30 on-site car parking spaces
-  Around three on-site accessible car parking spaces
-  Access to main parking area from Harewood Road only
-  No through road at eastern end of Carisbrook Road
-  Electric vehicle charging points
-  A minimum of 40 secure cycle parking spaces
-  Refuse and recycling area
-  Potential bus stop for an electric bus

Illustrative masterplan including ground floor layout



Illustrative images of our proposals



View to Harewood Road



View from top of Carisbrook Road



View down Carisbrook Road

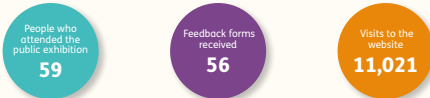


View to courtyard

Harewoodregeneration@bartonwillmore.co.uk

www.harewoodregeneration.co.uk

The Public Consultation



Here is a summary of the things you welcomed and some of your concerns:

| You welcomed... | You were concerned about... |
|---|--|
| The overall improvements to the area | Loss of the community hall |
| Modern, new homes | Balconies overlooking homes on Carisbrook and Iver Roads |
| Improvements to living conditions | Building heights on Harewood Road |
| Retaining the dead end in Carisbrook Rd | Increased traffic |
| Improved accessibility | Disruption during the construction process |
| Eco-friendly new homes | Parking on Carisbrook Road |
| All of it! | Not enough car parking |
| The good amount of car parking spaces | Keeping waste and recycling areas clean and tidy |
| The residents' community garden | Loss of sheltered housing |
| Homes will be cheaper to run (use less electricity) | Access for emergency vehicles |

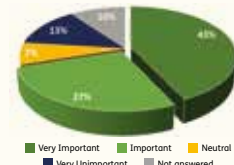
- "Looks modern and clean. Secure area. Carisbrook road remains a cul-de-sac."
- "The new plans do not appear to include a community hall for the residents."
- "Regeneration is an excellent idea!"
- "My only concern is traffic really."
- "Reducing the carbon footprint of each home is important and the fact that residents will have attractive efficient homes is to be applauded"
- "Dirt from demolition and building will mean cars will need cleaning on a weekly basis."

Your opinions

From the 56 feedback responses we received
Sample size: 56

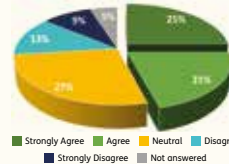
Q1. To what extent do you think regenerating this site to provide a minimum of 40 new, 100% affordable homes for local people is a good idea?

70% of responses thought that providing new 100% affordable homes for local people was important with most responses (43%) stating this was very important to them. Only 13% of people stated this was very unimportant, with 7% feeling neutral. 10% chose not to answer this question.



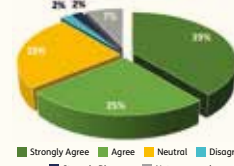
Q2. The current proposals have the three storey buildings located on Harewood Road. Do you think this is a good location for the taller parts of the scheme?

Nearly half of all responses (46%) agree or strongly agree that it is a good idea to locate the taller parts of the scheme on Harewood Road. A significant number of responses said they were neutral (27%), and 22% either disagreed or strongly disagreed. 5% chose not to answer the question.



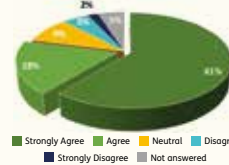
Q3. Currently there is no off-street parking for residents. To what extent do you think that access to the proposed main undercroft parking area should be from Harewood Road only?

64% said they agreed that access to the main undercroft parking area should be from Harewood Road only, with most (39%) saying they strongly agreed with this. Only 4% said they disagreed or strongly disagreed. A quarter of responses (25%) said they were neutral. 7% chose not to answer this question.



Q4. How important do you think it is for residents to have communal outside, open space?

Most people (79%) thought that the provision of communal outside space was important and the majority of these responses (61%) said they strongly agreed with this. Unsurprisingly only 7% of people did not think this was important and 9% were neutral. 5% chose not to answer this question.



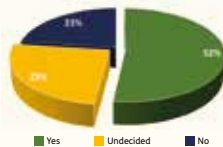
Harewoodregeneration@bartonwillmore.co.uk

www.harewoodregeneration.co.uk

Our final direct question asked you if you would support the proposed scheme

Q8. Having seen our emerging scheme, in principle would you support our planning application?

Over half (52%) of the responses said they would support a planning application based on the emerging proposals. A quarter (25%) of responses were undecided and 23% said they would not support the proposals.



Some of the questions you asked us

Here is a sample of some of the questions we were asked. The full list of questions and our responses can be found on our website in the FAQ section: www.harewoodregeneration.co.uk

Q. Why are you not building more sheltered housing?

Currently there is no demand for sheltered housing in the area, but there is a lack of general needs housing suited to individuals and families.

Our proposals seek to provide homes suitable for intergenerational living. This means that the new homes will be designed so that they are more accessible and can be adapted to suit the individual health and mobility requirements of residents of all ages. Some of the homes will be designed to serve those with more specialist needs, for example there will be wet rooms and higher toilets installed in bathrooms. The new homes will be much larger than the existing bungalows, allowing more space and storage for equipment. There will also be lifts installed to access the upper floors.

Q. Why have you put taller buildings on Harewood Road?

The proposals locate the tallest parts of the scheme along Harewood Road because this location allows for the greatest separation distance of at least 40 metres from the front of the opposite bungalows. The proposed new homes on Harewood Road will be three storeys in height (around 10 metres).

Q. Will the new scheme sort out the existing problems with rubbish and recycling bags left outside homes and scattered around in the streets? Will these be replaced with proper bins?

The new scheme proposes a dedicated waste and recycling area with communal bins. This means that new residents will no longer need to leave recycling bags or black bin bags outside their doors to be collected.

Q. Will there be enough car parking for residents?

The existing site does not provide any designated car parking spaces for residents. We are still working to agree the final amount of parking to be provided, however, it will be a significant improvement on what is at present. In addition, all the proposed car parking spaces will be contained on the site, so there will be no resident bays located on the existing roads surrounding the site.

The proposals also include a bay for a bus stop to the eastern end of Harewood but within site boundary. This could enable an electric bus service to stop on the doorstep of the new homes, providing improved transportation to various nearby locations.

Q. What will you put in place to prevent future flooding - particularly in Carisbrook Road?

We understand that in extreme rain, the eastern end of Carisbrook Road can flood. As part of this project we will assess if it is natural features or the existing surface water drainage system that causes the flooding.

Tests to examine how water drains are being undertaken within the next couple of weeks and will help us to understand the overall drainage of the site. We will also carry out a flood risk assessment to determine the most effective drainage measures for the site. A copy of the Flood Risk Assessment will be submitted and available as part of the documents supporting the planning application.

Q. If you get planning permission how will you reduce disruption during construction to nearby residents?

To reduce the disruption to residents who live closest to the site, a Construction Management Plan (CMP) will be submitted as part of the planning application which sets out the measures that will be taken during the construction stage to make sure that disruption to residents is as little as possible. The CMP will be assessed by and agreed with technical specialists at the council to make sure specific standards are met before construction starts on site. Measures include:

- Setting specific days and times that construction the site can operate
- Agreeing maximum noise levels

- Implementing measures to reduce dust and contamination
- Monitoring requirements to ensure there are no breaches of condition

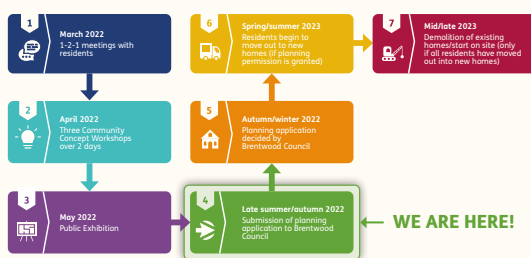
Q. What will happen to the existing residents when their homes are regenerated?

If planning permission is granted, the Council's housing team will work with residents to find suitable accommodation elsewhere in council homes within the borough. All council tenants who have lived in their existing home for 12 months and have a secure tenancy agreement in place will have a right to return to a new home on the site once completed if they would like to.

What happens next ...

The Project Team are now in the process of developing the final scheme to be submitted as our planning application. They are considering the feedback from the community and carrying out the technical assessments needed to finalise the design. As is often the case, things are running a little slower than planned, so we now hope to submit our application to Brentwood Council in early September 2022.

Once our planning application has been submitted and registered, we will be in touch via another newsletter to share with you the final proposals, images of how the scheme could look and instructions on how you can comment directly to the Council. As always we will still be here to help if you need us.



WE ARE HERE!

Harewoodregeneration@bartonwillmore.co.uk

www.harewoodregeneration.co.uk

Appendix 3 - Residents information booklet - Steps 1&2



Brentwood
Council Homes

Harewood Regeneration



Brentwood
Council Homes

Information Booklet for Residents



Brentwood 2025
Where everyone matters
Corporate Strategy
www.brentwood.gov.uk



Brentwood 2025
Where everyone matters
Corporate Strategy
www.brentwood.gov.uk

How we will support you through the planning and regeneration journey




Difficulty reading this document?

If you would like this information in large print, audio format or the support of a translator to access it in another language please contact the Resident Support Team on the details below.



020 7446 6853 or 020 7446 6837



Harewoodregeneration@bartonwillmore.co.uk



Harewood Resident Support Team, C/o Barton Willmore, 7 Soho Square, London, W1D 3QB



www.harewoodregeneration.co.uk

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| | | |
|--|---|-----------|
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3

Introduction

The area you live in has been selected to be regenerated to provide high-quality new affordable homes.

We will be producing a series of booklets to support and guide residents through our Six Step Regeneration Journey for the Harewood Regeneration planning and rehoming process.

This booklet will guide you through **Step One** and **Step Two** as we begin our journey to create improved housing for residents. Your input into the process is highly valued and we strongly encourage you to have your say.

Please read this and keep it to hand for reference if:

- You are a council tenant or currently in temporary housing*
- You live on Harewood Road, Iver Road and Carisbrook Road in one of the homes highlighted on this map

The Harewood Regeneration scheme is part of our Affordable Housing Development New Council Homes Programme. The programme aims to deliver new affordable homes on Council owned land for Brentwood residents. You can find out more on the following pages of this booklet.

Our priority is to deliver these ambitious proposals whilst trying to minimise disruption for our residents.

* This means if you are a homeless household currently living in a temporary home provided by the Council.

4

5

Affordable Housing Development New Council Homes Programme

Our Corporate Strategy (Brentwood 2025) commits to introducing 'innovative carbon reduction and absorption schemes' which 'identify opportunities for low emission and green developments' all whilst using brownfield sites efficiently, such as council-owned garages and other under-used sites.

Our strategy also commits to increasing the delivery of housing to meet local needs with an appropriate mix of housing sizes, types and tenures, to provide affordable housing for our residents.

To support these objectives and corporate promises, we implemented the Affordable Housing Development New Council Homes Programme to deliver new homes on Council owned land, aiming to meet the Zero Carbon standards and offer a range of high-quality and energy efficient buildings, as well as meeting the needs and circumstances of residents, now and in the future.



Brentwood 2025

Where everyone matters

Corporate Strategy
www.brentwood.gov.uk



7

The programme has so far assessed and scored 19 sites for the delivery of new Council Homes and a further nine sites are being considered.

The first project of our Affordable Housing Development New Council Homes Programme was at Brookfield Close and Courage Court in Hutton. In June 2021, following extensive consultation with residents and the local community, planning permission was granted by the Council to deliver 62 Zero Carbon 'in use' homes.

We are working with the existing residents to relocate them to new homes before we start the redevelopment.



Zero Carbon 'in use' homes produce zero carbon emissions from energy use (such as heating or hot water). This is important for protecting the environment and it also means much cheaper energy bills for residents - heating bills can be as little as £40 per year - depending on household usage.

Our Commitment to You

WE WILL SUPPORT YOU







We understand that hearing about this project in your community may cause worry and raise many questions, therefore the Resident Support Team, including officers from the Council are here to guide and support you through the process.

Over the next five months, we want to find out how residents feel about where they live now, and what changes could make it better.

We will spend time listening to residents and considering what might be possible - it is only then that we will begin to plan and share our ideas of how we think the new homes could be built.






Remember...

-  This process will take time and you will be fully supported through each stage.
-  You will not be forced out of your home at short notice.
-  It won't cost you any money to move.
-  We're here for you whenever you need us.



This process will be carried out in small steps, known as the 'Six Step Regeneration Journey'.

As you join us on our regeneration journey, we will work hard to make sure you are involved at every step. We want to minimise disruption to the daily lives of residents and to do this we will make the following commitments to you:

-  We will be flexible, transparent and fair.
-  We will communicate clearly so you understand exactly what is happening at each step and you know what your choices are.
-  We will continuously ask for your comments and suggestions and then let you know how we've used your feedback.
-  We will make sure you are updated - you won't need to go on websites or look at emails, unless you want to. We will call you, pop in to see you, or send you the information by post.
-  We will be here for you throughout the journey - you'll be able to contact us via phone.

Resident Support Team

We are your Resident Support Team and we are here to support you from the start of the regeneration process through to moving into your new home.

Amy Clarke
Resident Support

I work with Kate and provide help and support to residents on a day to day basis. You'll hear from me a lot throughout the regeneration, mostly giving you updates or checking in to see that everything is OK. You can get in touch with me at any point on 020 7446 6853.



Kate Greatrix
Resident Support

I work with Amy to support residents on a day to day basis. You'll get to know me at our meeting and during the various events. You may not hear from me quite as much as Amy, but I am also here to help you and you are very welcome to call me on 020 7446 6837.



Angela Abbott
Corporate Manager
Housing Needs & Delivery

I will be responsible for finding you a new home when the time comes. I'll be working alongside Amy and Kate to make sure I understand your needs. You might see me at our meetings and you'll hear from me a lot more when we begin to look for your new home.



Antony Barrance
Temporary Accommodation Officer
Moving Support Officer

I will be working with Angela to help you move to your new home. You might also see me at our meetings, working alongside Amy and Kate.



Moving Support Officer

I will be working alongside Angela and Antony to help you move into your new home.



Project Team

The Project Team are the people who will be involved in the planning and designing of the new homes. They will be interested to hear your comments and views and you will be able to meet and chat to them at the events we will be holding in the coming months.



Surveyor

Our surveyor carries out surveys of the existing homes and the outside areas to see what the possibilities and limitations are. You may see them and their team outside measuring up, doing tests and taking photos.



Planner

Our planner prepares the planning application for the new homes. They work with the project team to make sure we comply with policy, or explains why when we can't.



Architect

Our architect designs the new homes, the shared outside areas, green spaces and walkways. You can meet them and ask any questions at the events we are holding.



Zero Carbon Consultant

Our zero carbon consultant supports our Architect to design homes that are Zero Carbon "in use". If you would like to find out more about Zero Carbon "in use" homes, please do speak to them at our events.



Six Step Regeneration Journey

TOGETHER ON THE JOURNEY



1 Step One: Getting to know you

This is where you will first meet us! It will be the first private meeting between you and 2 members of your Resident Support Team either at your home, over the phone, or in a public place - whichever you prefer.

2 Step Two: Sharing our first design options

You will be invited to our 'Community Concept Event' where following your feedback from our meetings with you, we will share the early plans for the first time and we'll ask for your comments and ideas.

3 Step Three: Sharing our proposed plan

You will be invited to our 'Public Exhibition'. At the exhibition you will see what we think could be the best option for the new homes. We will be asking for your opinion and feedback to further help us to develop the final plans before we submit our planning application.

6 Step Six: Moving into your new home

When we have found a new home that is acceptable to you, we will support your move. Your Resident Support Team will stay in touch as usual to assist you.

5 Step Five: Finding you a new home

If planning permission is granted, we will let you know. You will then receive our Landlord Offer. This is a booklet containing the information you will need to help you make your decision about where you want to live and it will confirm the amount of money that the Council will offer you as compensation for having to move out of your home. Once the Landlord Offer is agreed with you, we will then start work on finding you a new home.

4 Step Four: Submitting our planning application

We hope to be ready to submit our planning application to Brentwood Council in August 2022. You will have another opportunity to comment on the plans for the new homes and we will let you know how you can do this.

Step One: Getting to know you

Step One: Getting to know you

During February and March this year, we will take the time to get to know you and understand your needs and thoughts about the area you live in.

We will call you to set up a meeting - this will be a private meeting between you and two members of the Resident Support Team either in your home, over the phone, or in a public place - whichever you prefer. If you would like someone else to be at the meeting with you for, example a relative that is absolutely fine.

We will sit down together and make sure we have your correct contact details and any other relevant information. This will help us know your preferred method of contact e.g. by phone, email or post.

We will also ask you some questions for example:

- ? How do you feel about your home and the area you live in now?
- ? How do you feel about the Council's plans to regenerate the area?
- ? What improvements would like to see?

You can tell us as much or as little as you would like - but we would really appreciate your honest opinions as these will help us develop our plans for the area.

We will also talk to you about your housing preferences and needs for when we start looking for your new home. If you feel you will need extra support, we can also arrange this.

Finally, during the coming weeks, you may see some people outside digging holes, carrying out surveys and taking pictures. Please don't be alarmed - they will be members of the Project Team finding out and understanding more about the area.



Step One: Getting to know you

Remember...

- ✓ We will only meet you face to face if you are happy to do so.
- ✓ We can arrange a phone call if you are worried about Covid.
- ✓ Anything you tell us will be confidential. We won't share any comments you make with anyone outside of the Project Team - unless you give us your permission to.



Step Two: Sharing our first design options

Following our first meeting we will spend some time reflecting on your thoughts and comments and share these with our Project Team, who will start drawing up some initial ideas and plans for the area. We might be a bit quiet while this is happening, but we are still here!

Once we have done this, we will invite you to our 'Community Concept Event.' This will be a small event for residents and a few local representatives only. It will probably be held at The Hall on Harewood Road. We will share more details about the event soon.

You will be able to see our early ideas for the first time and the Project Team will tell you all about the options and possibilities for the new homes. They will also tell you what is not possible and why and answer any questions you may have.

It's really important for us to hear your opinions and suggestions as they will be used to further develop our proposals before we share them with the wider community in May 2022.

- If you can't make it, we will print and share a copy of the plans with you so you can still have your say.
- If you need help getting to the event, please let us know.



Remember...

- ✓ We will give you plenty of notice beforehand so you can arrange to come to the event.
- ✓ We will print and share a copy of the plans with you so you can still have your say.
- ✓ If you need help getting to the event, we can assist you.
- ✓ Your feedback is important and we will listen.



After our 'Community Concept Event' we will consider everything you have told us and we will work with the Project Team to amend and update the proposals.

After a few weeks, we will share the feedback and ideas we have received via our first community newsletter. You will also receive a copy of our Step Three booklet, giving you more information about the next step of the regeneration process.

Useful Information



Demolition Letter

PLEASE NOTE: If you are a sheltered or a temporary resident this does not apply to you.

At the start of the process, all other residents will receive an official looking letter. This will be delivered by post and will be on Brentwood Council Homes headed paper, with our logo. It will reference Harewood Regeneration.

Please don't worry. Official letters can look scary but they are just a legal requirement. This is not notice that you will lose your home, or that it will be demolished.

It gives you formal notice that we will be suspending your right to buy your council home. Please don't be alarmed, we need to send this by law so that you cannot apply to buy your current home during the regeneration process.



Surveys

From time to time you will see people outside measuring up, testing the soil, recording information and taking pictures.

Please don't be alarmed – these are members of the Project Team carrying out initial investigations.

They will never ask you to let them inside your home, unless we have arranged this with you beforehand. There will be a Council Officer with them.



Looking after the area

We will maintain the area as we do at the moment. We will cut the grass and keep things tidy so it can still be used by residents.

Council Officers will still be around as usual.

Appendix 4 - Residents information booklet - Steps 3&4



Difficulty reading this document?

If you would like this information in large print, audio format or the support of a translator to access it in another language please contact the Resident Support Team on the details below.



020 7446 6853 or 020 7446 6837



Harewoodregeneration@bartonwillmore.co.uk



Harewood Resident Support Team
C/o Barton Willmore now Stantec
7 Soho Square London W1D 3QB



www.harewoodregeneration.co.uk

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The Regeneration Journey So Far

Hello, we hope you found the first edition of our information booklet useful. We now want to take you through the next two steps of our regeneration journey together.

In this booklet we will:

- Summarise what we have achieved at **Step One** and **Step Two**
- Explain what will happen at **Step Three** and **Step Four**



Step One: Getting to know you

✓ In early March, we met many of you for the first time. We learnt a lot about what is important to you and what you think about the area you live in. We are very grateful to everyone who shared their thoughts and ideas with us.

We understand there is a **strong sense of community** which makes you **feel safe**. You like being close to the local Co-op and having outside space to enjoy.

You also gave us some ideas for improvement, such as: bigger homes with separate bedrooms, securely locked accesses, and neat and tidy outside areas which are easy to maintain.

Step Two: Sharing our first design options

✓ After our meetings, the project team took on board your comments and suggestions, which helped them to create three **building design options**.

On the 5th April, we held two **Community Concept Workshops** - you gave us your opinions on the three design options we shared with you. Overall you thought **Option Three** was the preferred design option.

- ✓ You liked the accessibility of multiple entrances
- ✓ You preferred smaller blocks, and a similar layout to how it is now
- ✓ You preferred lower building heights
- ✓ Most wanted the Community Hall to be on Harewood Road

Six Step Regeneration Journey



1 **Step One: Getting to know you**
This is where you will first meet us! It will be the first private meeting between you and 2 members of your Resident Support Team either at your home, over the phone, or in a public place - whichever you prefer.

COMPLETED **✓**

2 **Step Two: Sharing our first design options**
You will be invited to our 'Community Concept Event' where following your feedback from our meetings with you, we will share the early plans for the first time and we'll ask for your comments and ideas.

COMPLETED **✓**

3 **Step Three: Sharing our proposed plan**
You will be invited to our Public Exhibition. At the exhibition you will see what we think could be the best option for the new homes. We will be asking for your opinion and feedback to further help us to develop the final plans before we submit our planning application.

WE ARE HERE!

6 **Step Six: Moving into your new home**
When we have found a new home that is acceptable to you, we will support your move. Your Resident Support Team will stay in touch as usual to assist you.

5 **Step Five: Finding you a new home**
If planning permission is granted, we will let you know. You will then receive our Landlord Offer. This is a booklet containing the information you will need to help you make your decision about where you want to live and it will confirm the amount of money that the Council will offer you as compensation for having to move out of your home. Once the Landlord Offer is agreed with you, we will then start work on finding you a new home.

4 **Step Four: Submitting our planning application**
We hope to be ready to submit our planning application to Brentwood Council in July 2022. You will have another opportunity to comment on the plans for the new homes and we will let you know how you can do this.

WE ARE HERE!



Step Three: Sharing our proposed plan

Over the coming weeks we will:

- Consider all the feedback we received from residents at the Community Concept Workshops
- Work towards a single design proposal for the new homes
- Share our final design proposal with you and the wider community at a Public Exhibition
- Ask for your feedback and opinions



What you told us at the Community Concept Workshops



We thought about what you said



We designed and developed one proposal

We plan to hold the **Public Exhibition** at the Community Hall. Don't worry we will send you an invitation letting you know the date and times as soon as we can.

This will be the first time we will invite the **wider local community** to learn about and comment on our plans, so you might see some new faces. There will be new drawings, images and plans that will show you how the new homes could look. You will be able to share your thoughts and opinions with us.



Remember...

- ✓ You will be able to see how the plans have come together over the last few months
- ✓ You will see lots of drawings and images of how the new homes could look
- ✓ You can ask any questions directly to the team who are designing the plans
- ✓ If you need help getting to the hall or if you need us to come to you – just let us know



Step Four: Submitting our planning application

During **Step Four** we will:

- Consider all the feedback we have received from residents and the wider community following the Public Exhibition
- Further develop our **final design proposal**
- Submit our final proposal to Brentwood Council as a **planning application**
- Help and support you to **have your say** on the final proposal



What everyone told us at the Public Exhibition



We carefully considered all feedback



We developed our final proposal



After our Public Exhibition, we will be considering everything **residents and the wider community** have told us. It is important that we take our time with this, as we will have many different opinions to consider.

Our **final design proposal** may include some changes, following the feedback we receive at the Public Exhibition.

Once we have our final proposal ready, we will submit a **planning application** to Brentwood Council, which is likely to be July 2022.

Remember...

- ✓ We can show you copies of our final proposal that we submit as our planning application
- ✓ You can tell the Council what you think of our application – we can help you with this
- ✓ It will take a while for the Council to decide whether to grant or refuse our planning application
- ✓ Nothing will progress until we get planning permission.



Appendix 5 - Community Concept Workshop - invitation letter to residents

BLANK OUT
BLANK OUT
Brentwood
Essex
CM15 9PD



Monday 28th March 2022

Dear Resident,

Harewood Regeneration - Community Concept Workshop – Tuesday 5th and Wednesday 6th April 2022

It was lovely to meet you a few weeks ago and thank you for taking the time to share your thoughts and feelings about where you live and the proposed Harewood Regeneration with us.

We have listened and hopefully you have noticed a few improvements with the grass being cut, and a general tidy-up over the last couple of weeks. The fence panels which fell down in the recent storm should be put back up in early April. We have also been busy sharing your thoughts with the wider project team to help them start to think about what is important when designing the new buildings for residents.

As we mentioned in our meeting with you and explained in our regeneration booklet that we gave you, we are now moving on to Step Two and we would like to personally invite you to our **Community Concept Workshop**. At the workshop we will share the feedback you have given us and ask you to get involved in helping us develop some **design ideas**.

We will be hosting the workshop in the **Hall on Tuesday 5th April** and possibly **Wednesday 6th April**.

Kate and I will give you a call in the next few days to see if you are interested in being involved and to establish if you need any assistance or support getting to the Hall.

If you are interested but are unable to attend in person, please let us know and we discuss how you can have your say and be involved.

Best wishes,

Amy & Kate

Resident Support Team



Amy Clarke: **020 7446 6853**
Kate Greatrix: **020 7446 6837**



Harewoodregeneration@bartonwillmore.co.uk



**Harewood Resident Support Team, C/o Barton Willmore,
7 Soho Square, London, W1D 3QB**

Appendix 6 - Community Concept Workshop – invitation letter to nearby neighbours

The Occupier
2 Iver Road
Pilgrims Hatch
Brentwood
CM15 9PE



Wednesday 30th March 2022

Dear Resident,

Harewood Regeneration - Community Concept Workshop – Wednesday 6th April 2022

On behalf of Brentwood Borough Council, we would like to tell you about our ideas to regenerate some of the homes in Harewood Road, Carisbrook Road and Iver Road - these are the homes marked in green and within the red line on the map below.

Harewood Regeneration aims to support the objectives of the Corporate Strategy “Brentwood 2025” by delivering low emission and green housing on brownfield sites (brownfield sites have existing buildings on them). The “Affordable Housing Development New Council Homes Programme” is part of the wider initiative to deliver new homes on Council owned land, aiming to meet the Zero Carbon standards and offer a range of high-quality and energy efficient buildings, as well as meeting the needs and circumstances of residents, now and in the future.



We are at the very early stages of developing a proposal for the site and at the beginning of March, we had individual face to face meetings with all the existing residents in the homes which are part of the Harewood Regeneration programme. We learnt a lot and have used the feedback we received to help form our initial design ideas for the new homes.

Resident Support Team



Amy Clarke: **020 7446 6853**
Kate Greatrix: **020 7446 6837**



Harewoodregeneration@bartonwillmore.co.uk



**Harewood Resident Support Team, C/o Barton Willmore,
7 Soho Square, London, W1D 3QB**

Appendix 7 - Community Concept boards

Day 1

Harewood Regeneration



Community Concept Workshop

5th April 2022

Welcome!



Step Two: Sharing our first design options

The plan for today...

-  Meet the Project Team
-  Review of today's workshop
-  What you told us
-  Introducing Step Three
-  Building design options
-  Design your ideal one-bedroom home



What's important to you



A sense of community

Is very strong...

- Outside (socialising, summer BBQs)
- Community Hall
- Homes facing onto community space
- Community groups



Accessibility

- Limited space in home
- Kitchens & bathrooms too small
- Not adapted to needs (e.g. ramps, handles)
- Unlevel & narrow pathways
- Lack of storage for mobility equipment
- Washing (clothes) facilities inaccessible



Safety

Generally feel safe and secure but...

- Poor maintenance of security fences
- Main entrance doors not locked/left off latch
- Unreliable warden assistance
- Drug problems
- Antisocial behaviour (feel intimidated)



Amenities

Good access to local amenities...

- Co-op & Post Office
- Buses



Affordable living

- Gas, electric & water bills
- Rent
- Food



What you want from regeneration



A sense of community

Outside community space:

- Patio with table and chairs
- BBQ area
- Potted plants
- Benches
- External electric points and tap
- Allotments for food growing
- Easy maintained outside space

Community hall/room:

- Kitchen area
- Toilet
- Storage
- Organised social events
e.g. bingo, knitting club

Other

Guest bedroom (to rent)



Accessibility

- Separate bedroom
- Raised plug sockets
- Larger kitchens and bathrooms
 - Wet rooms
 - Eye level oven
 - Space for washing machine/ fridge freezer
- Level & wide pavements
- Secure inside storage for wheelchairs/ mobility scooters
- Car parking close to home (front door)

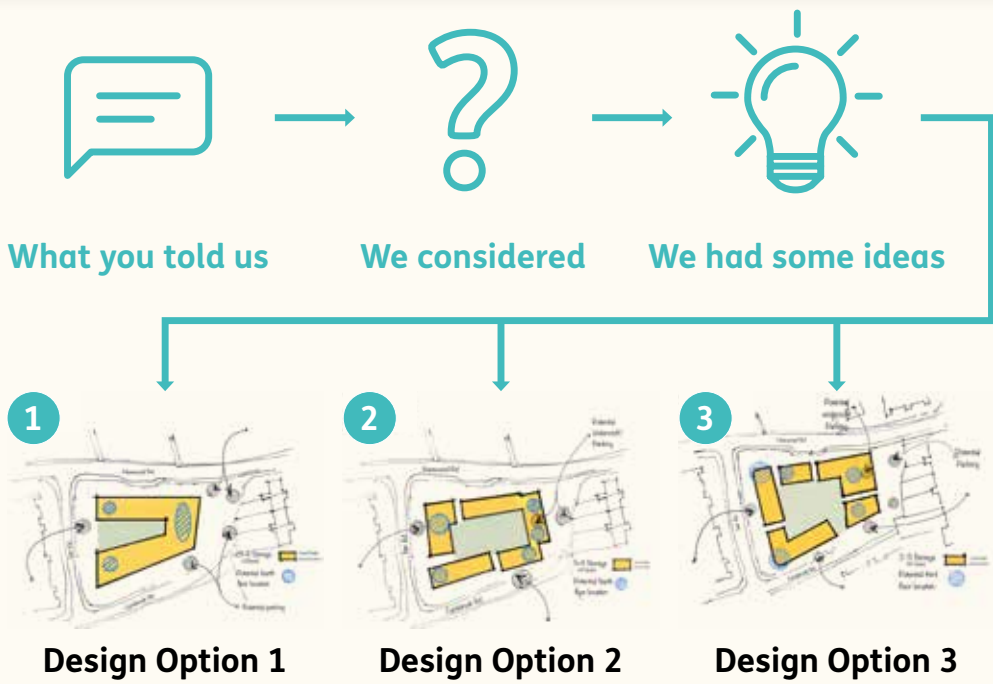


Safety

- Back doors opening onto outside space
- Enclosed community space
- Reliable entry system on main doors
- Secure external lighting
- Well lit pathways & hallways



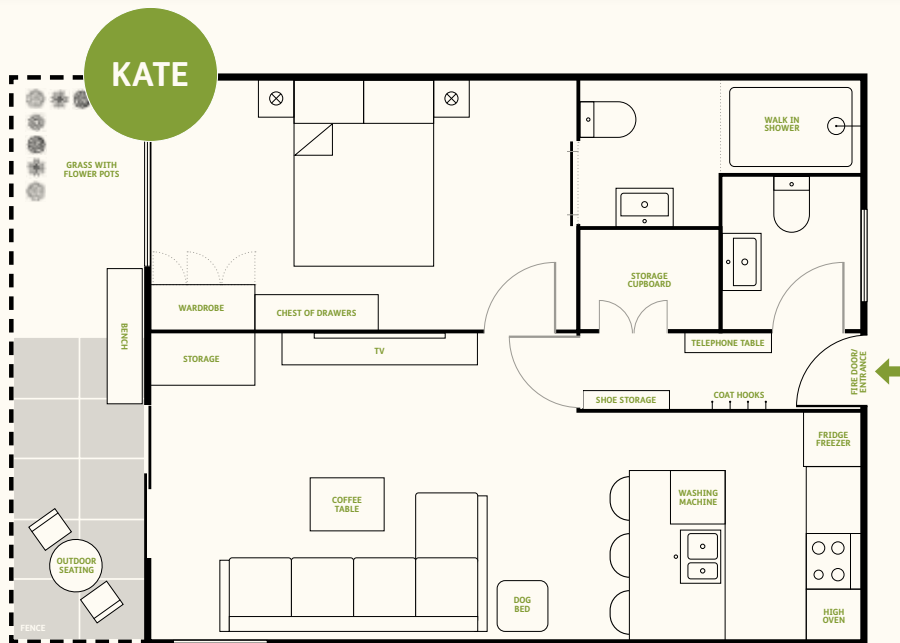
Building Design ideas



Example of what we would like to think about and create with you today



Our ideal one-bedroom home layouts



Review of today's workshop

Design Options – most important features

| Design Option 1 | Design Option 2 | Design Option 3 |
|-----------------|-----------------|-----------------|
| | | |

One-bedroom home - most important features



Introducing Step Three

TOGETHER ON
THE JOURNEY



Step Three: Sharing our proposed plans

You will be invited to our 'Public Exhibition'. At the exhibition you will see what we think could be the best option for the new homes. We will be asking for your opinion and feedback to further help us to develop the final plans before we submit our planning application.

Any questions?



Brentwood
Council Homes

Harewood Regeneration



Community Concept Workshop






6th April 2022

Welcome!



Step Two: Sharing our first design options

The plan for today...

-  Meet the Project Team
-  Review of today's workshop
-  What residents told us
-  Introducing Step Three
-  Building design options



What residents told us

What's important to residents



A sense of community



Amenities



Affordable living



Accessibility



Safety



What residents want from regeneration



A sense of community

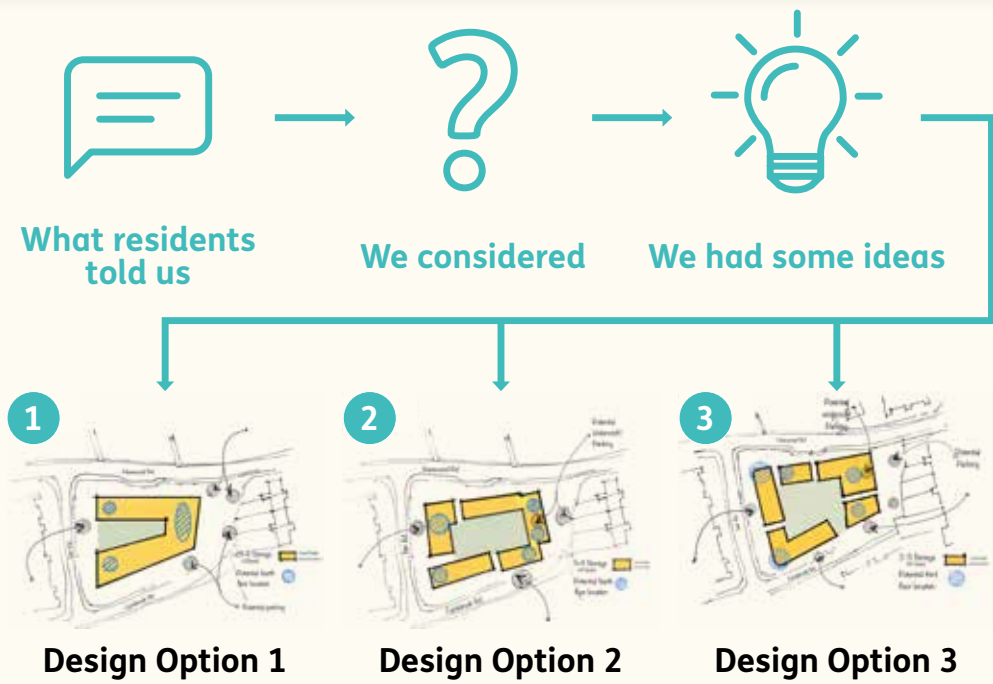


Accessibility



Safety

Building Design ideas



Example of what we would like to think about and create with you today



Review of today's workshop

Design Options – most important features

| Design Option 1 | Design Option 2 | Design Option 3 |
|-----------------|-----------------|-----------------|
| | | |



Introducing Step Three



Step Three: Sharing our proposed plans

You will be invited to our 'Public Exhibition'. At the exhibition you will see what we think could be the best option for the new homes. We will be asking for your opinion and feedback to further help us to develop the final plans before we submit our planning application.

Any questions?



Brentwood
Council Homes

Appendix 8 - Public Exhibition invitation flyer

Harewood Regeneration Public Exhibition



Please join us at our Public Exhibition to learn about the plans for Harewood Regeneration.

 **Wednesday 11th May 2022**

 **1pm to 7pm**

 **Harewood Road Community Hall**
(located next door to 27 Harewood Road CM15 9PD)

Brentwood Council have developed proposals to regenerate homes on parts of Harewood Road, Iver Road and Carisbrook Road, within the red line boundary on this plan.

We are keen to share these proposals and hear the thoughts and opinions of the local community, which will help the Council to deliver the best possible scheme for Brentwood residents.



www.harewoodregeneration.co.uk

If you have access to the internet and would like to learn more, please visit our website:
www.harewoodregeneration.co.uk

Once you have seen our proposals, please do give us your feedback. We will be providing paper feedback forms at the Public Exhibition, or you can find an electronic version on our website.

We ask that all comments are with us by **Wednesday 1st June 2022** so that we can consider them as we develop the final scheme to be submitted as our planning application.

CONTACT US

If you have any questions please do not hesitate to contact the Resident Support Team:



020 7446 6853 (lines open from 9am-5pm, Mon-Fri)



Harewoodregeneration@bartonwillmore.co.uk



**Harewood Resident Support Team,
C/o Barton Willmore now Stantec,
7 Soho Square, London, W1D 3QB.**

ADDRESS
ADDRESS
ADDRESS
ADDRESS
POST CODE



Scan the QR code to visit our project website, complete our feedback form and sign up for updates.

If undelivered please return to: Harewood Regeneration Engagement Team, C/o Barton Willmore now Stantec, 7 Soho Square, London, W1D 3QB.

Appendix 9 - Public Exhibition boards

Harewood
Regeneration



Brentwood
Local Homes

Welcome

Thank you for taking the time to visit our public exhibition today.

This exhibition gives you the chance to view and comment on our emerging plans to regenerate the homes located on the land in the centre of Harewood Road, Carisbrook Road and Iver Road junctions.

You can help shape our emerging scheme by providing us with your feedback. All of your comments and suggestions will be taken into consideration as we progress towards submitting our detailed planning application later in the summer.

We have brought along members of our project team today to answer any questions you may have.

PLEASE LET US KNOW
WHAT YOU THINK....

After looking through the material on display, please complete a feedback form to let us know what you think of our emerging proposal shown here today.

Members of our team are here to answer any questions you may have.



Scan this QR code to visit our project website, complete our feedback form online and sign up for updates.



www.harewoodregeneration.co.uk







All images, maps and drawings shown are still being refined and could be subject to change.

Background

New Council Homes in Brentwood

Harewood Regeneration is the second regeneration scheme to come forward as part of the Council's Affordable Housing Development New Council Homes Programme. The programme seeks to support the objectives and corporate promises of Brentwood Council's Corporate Strategy – Brentwood 2025.

Brentwood 2025 – Corporate Strategy

- Reduce carbon and emissions
- Regenerate underutilised council owned sites
- Increase housing



Affordable Housing Development New Council Homes Programme

- Deliver affordable homes on council owned sites
- Aim to meet zero carbon standards
- **Brookfield Close**, Hutton was the first scheme to gain planning permission
- It will deliver **62 zero carbon 'in use' homes**



Brookfield Close, Hutton – Illustrative Image

Zero carbon 'in use'

Zero carbon 'in use' refers to the carbon emissions generated while the building is in use and mainly from energy consumption. To achieve homes with net zero emissions, we need to offset the energy it uses with energy produced by renewable sources.



Renewable energy generation on site



How will we achieve zero carbon 'in use' homes?

- Well insulated, high quality buildings
- Renewable energy generation on site
- 100% electric energy supply

For those who live in the homes it also means much cheaper energy bills – heating bills could be up to 50% less than existing bills.

www.harewoodregeneration.co.uk



BARTON
WILLMORE now Stantec



All images, maps and drawings shown are still being refined and could be subject to change.

Early Engagement

The prospect of regeneration can be unsettling, so we engaged early with impacted residents and nearby neighbours.

| | | | |
|--|---|--|--|
| <p>Feb 2022 Dedicated residents' support team established</p> | <p>March 2022 Residents 1-2-1 meetings</p> | <p>April 2022 Community Concept Workshops</p> | |
| | | | |

| Residents and neighbours said they were... | We listened... |
|---|--|
| <ul style="list-style-type: none"> • Concerned about the heights of buildings on Iver & Carisbrook Roads • Anxious about potential overlooking into homes on Carisbrook Road • Worried about additional parking demand on Carisbrook Road • Concerned about a through road or car park access at eastern end of Carisbrook Road • Concerned about the proposed increase in the number of homes • Unhappy about the loss of sheltered housing • Concerned about safety and security in the area | <ul style="list-style-type: none"> • Maintained the no through road at eastern end of Carisbrook Road • Three storey homes located on Harewood Road only • Included communal garden as a courtyard, respecting the existing layout • Designed the homes to accommodate the needs of sheltered residents with an adaptable design layout • Included several access points around the development to provide more direct access to homes • Secure gated access points to building with access key fob • Electric charging points to be provided for mobility scooters (numbers to be agreed) • Refuse and recycle stores located externally away from the core areas |

www.harewoodregeneration.co.uk



All images, maps and drawings shown are still being refined and could be subject to change.

Emerging Masterplan

The illustrative masterplan shows how we think the new homes, parking and community area could be delivered on the site. All homes will exceed the national minimum space standards.

Illustrative masterplan including ground floor layout



-  A minimum of 40 zero carbon 'in use' homes
-  100% affordable homes
-  Two storeys in height/three storeys on Harewood Road only
-  Around 16 one-bedroom apartments
-  Around 25 two-bedroom apartments
-  Community garden
-  Around 30 on-site car parking spaces
-  Around three on-site accessible car parking spaces
-  Access to main parking area from Harewood Road only
-  No through road at eastern end of Carisbrook Road
-  Electric vehicle charging points
-  A minimum of 40 secure cycle parking spaces
-  Refuse and recycling area
-  Potential bus stop for an electric bus

www.harewoodregeneration.co.uk

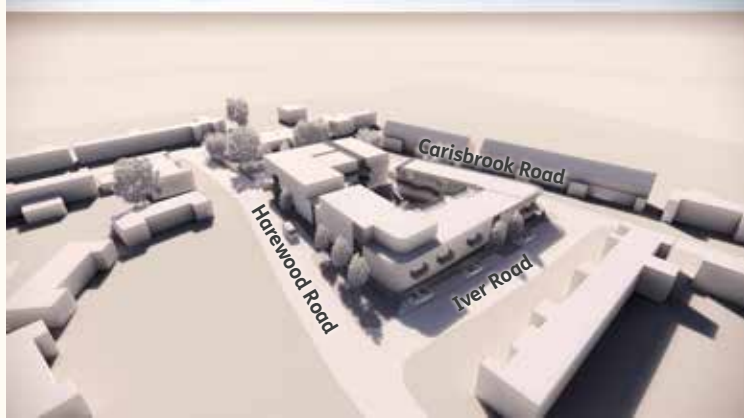


BARTON
WILLMORE now Stantec



All images, maps and drawings shown are still being refined and could be subject to change.

Emerging Masterplan



View to Harewood Road



View from top of Carisbrook Road



View down Carisbrook Road



www.harewoodregeneration.co.uk

  now 

All images, maps and drawings shown are still being refined and could be subject to change.

Emerging Masterplan



View to courtyard



First floor plan



Second floor plan

www.harewoodregeneration.co.uk



BARTON
WILLMORE now 



All images, maps and drawings shown are still being refined and could be subject to change.

Access, Transport and Parking

All resident car and cycle parking will be provided on site. Our proposal also seeks to maintain the no through road at the eastern end of Carisbrook Road.



www.harewoodregeneration.co.uk



BARTON WILLMORE now Stantec



All images, maps and drawings shown are still being refined and could be subject to change.

Landscape, Open Space and Sustainable Features

Outside communal areas will be thoughtfully arranged with attractive landscaping that is simple to maintain. Sustainable features will benefit both residents and the environment.

- All residents will have access to the community garden and private outside space
- New internal footpaths improve connectivity to surrounding area and encourage walking
- Planting beds and/or allotments for food growing
- Water butts for grey water recycling
- Existing trees will be retained where possible
- New trees, grass, or seasonal planting will help improve biodiversity and off-set carbon
- Parking bays and other areas of hardstanding (e.g. internal footpaths) will be constructed as absorbent paving – minimising flood risk
- A detailed surface water drainage strategy will be submitted with other supporting documents with our planning application



www.harewoodregeneration.co.uk



BARTON
WILLMORE now  Stantec



All images, maps and drawings shown are still being refined and could be subject to change.

Have Your Say

We hope you have found this public exhibition useful and informative.

Please do talk to us and ask any questions - we are here to help and would very much like to hear your views.

Please leave your comments on our proposal shared with you today by completing our feedback form and post in the boxes provided. You can also complete this form online by visiting our website or scanning the QR code below.

If you would prefer to take the form away with you, please ask a member of the team for a stamped addressed envelope.

In order for us to consider all your feedback, we need to set a deadline for your form to be returned to us by **Wednesday 1st June 2022**.


Over the next few weeks, we will analyse and discuss all your comments and suggestions, and these will be considered as we progress toward the submission of a planning application in the summer.

If you require further information, please contact:
Amy or Kate.

 020 7446 6853 or 020 7446 6837

 Harewoodregeneration@bartonwillmore.co.uk

or visit our website:

 www.Harewoodregeneration.co.uk

Thank you for attending today.



Scan this QR code to visit our project website, complete our feedback form online and sign up for updates.

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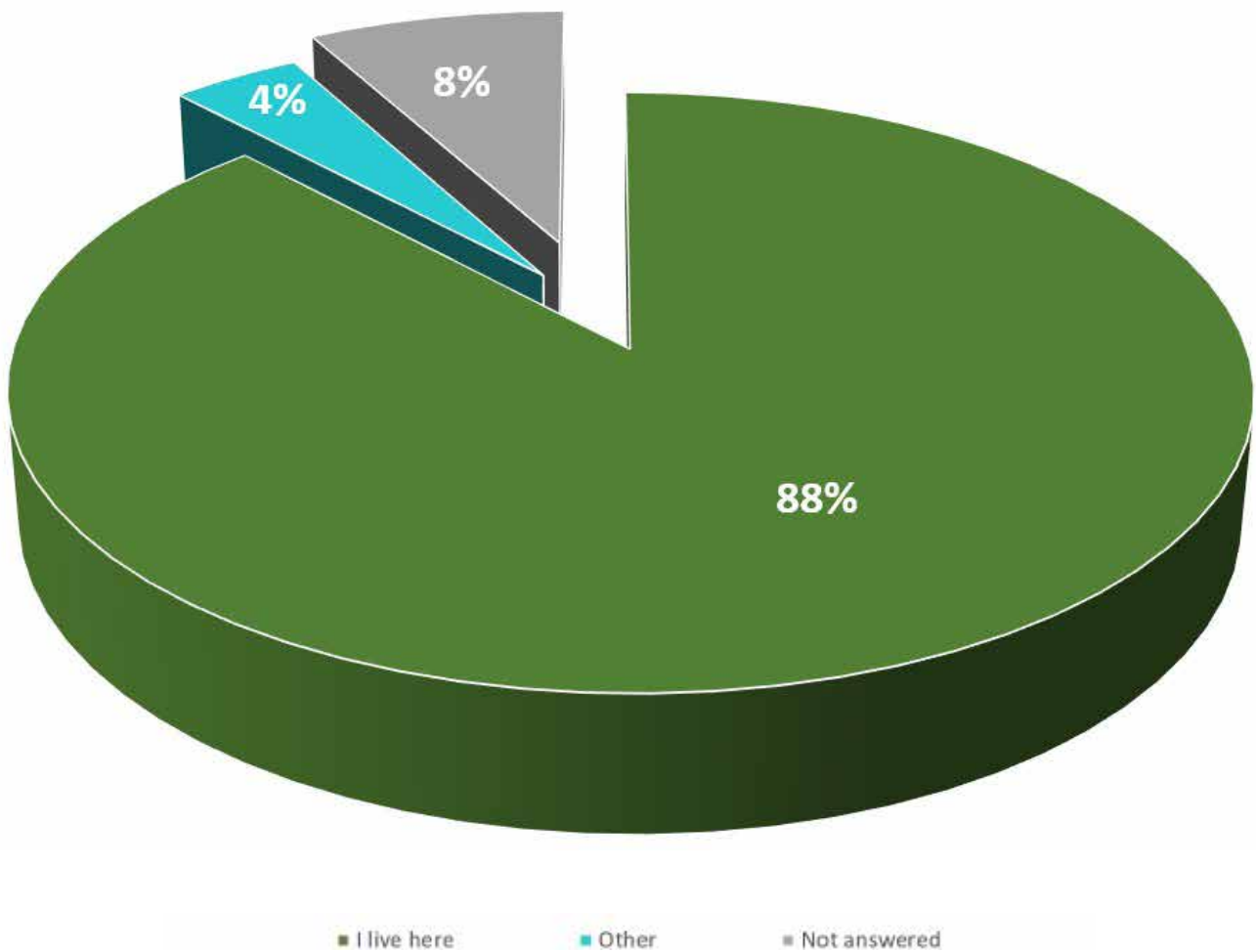
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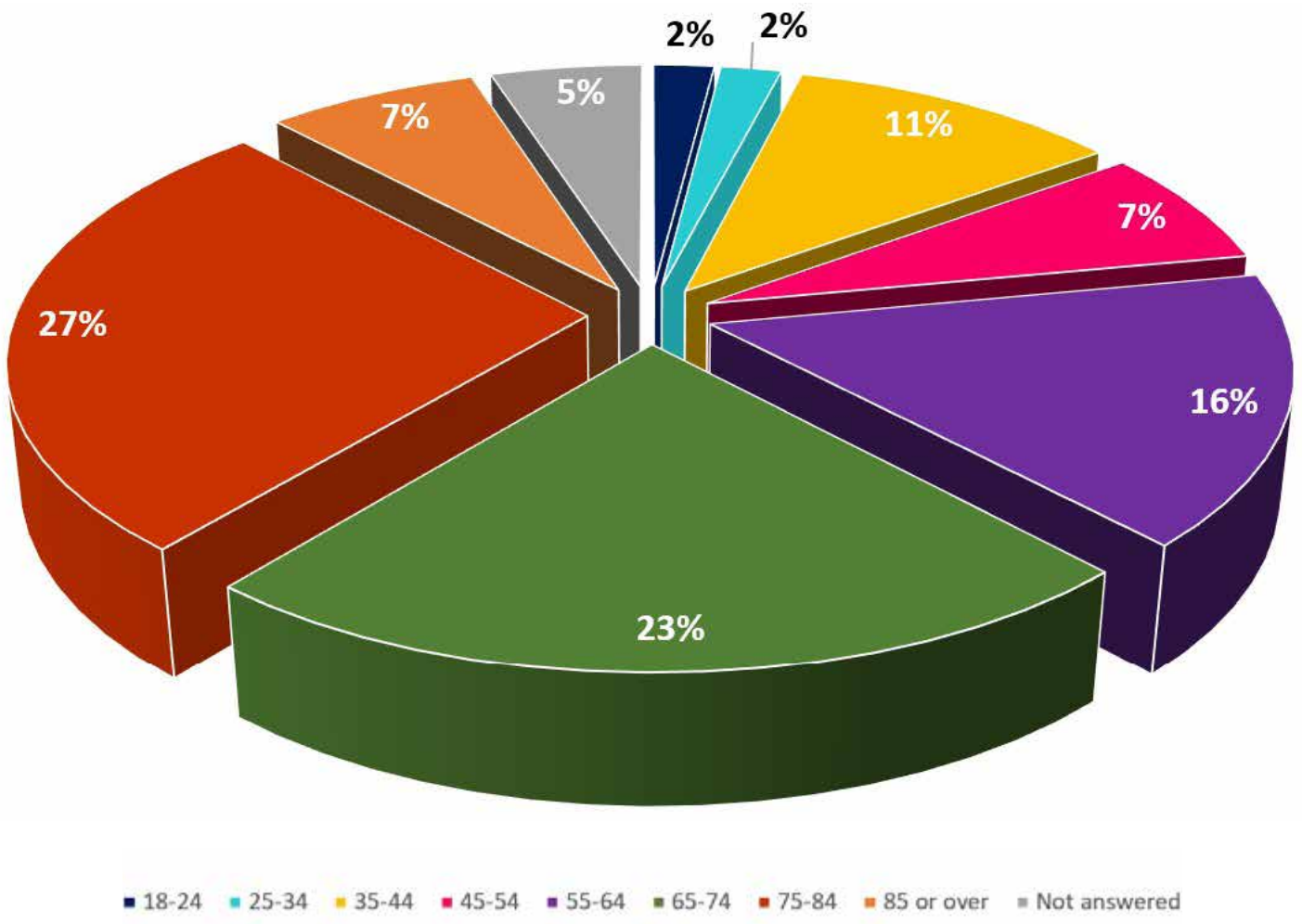
All images, maps and drawings shown are still being refined and could be subject to change.

Appendix 10 - Demographicsofrespondents

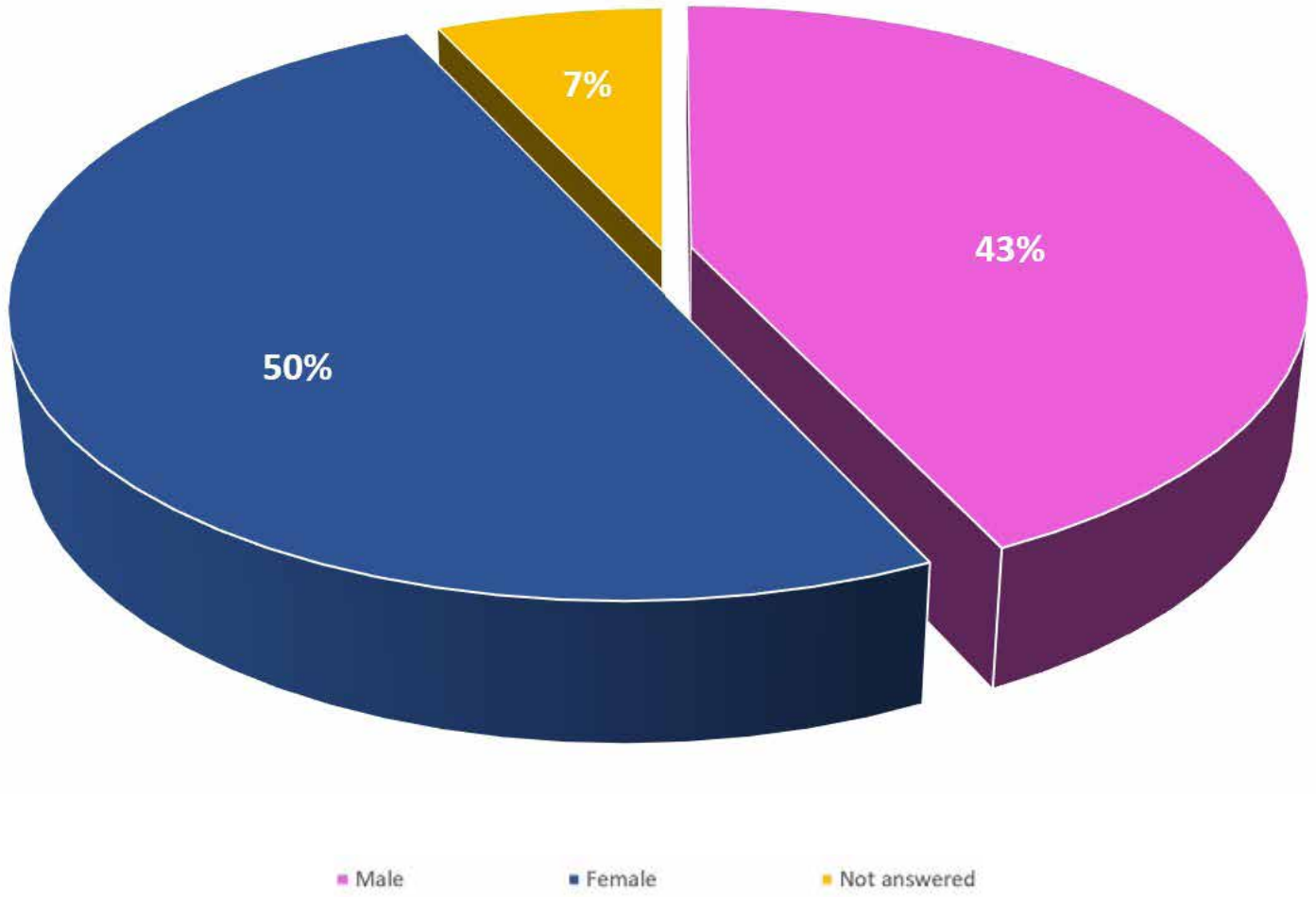
What is your connection to the area?



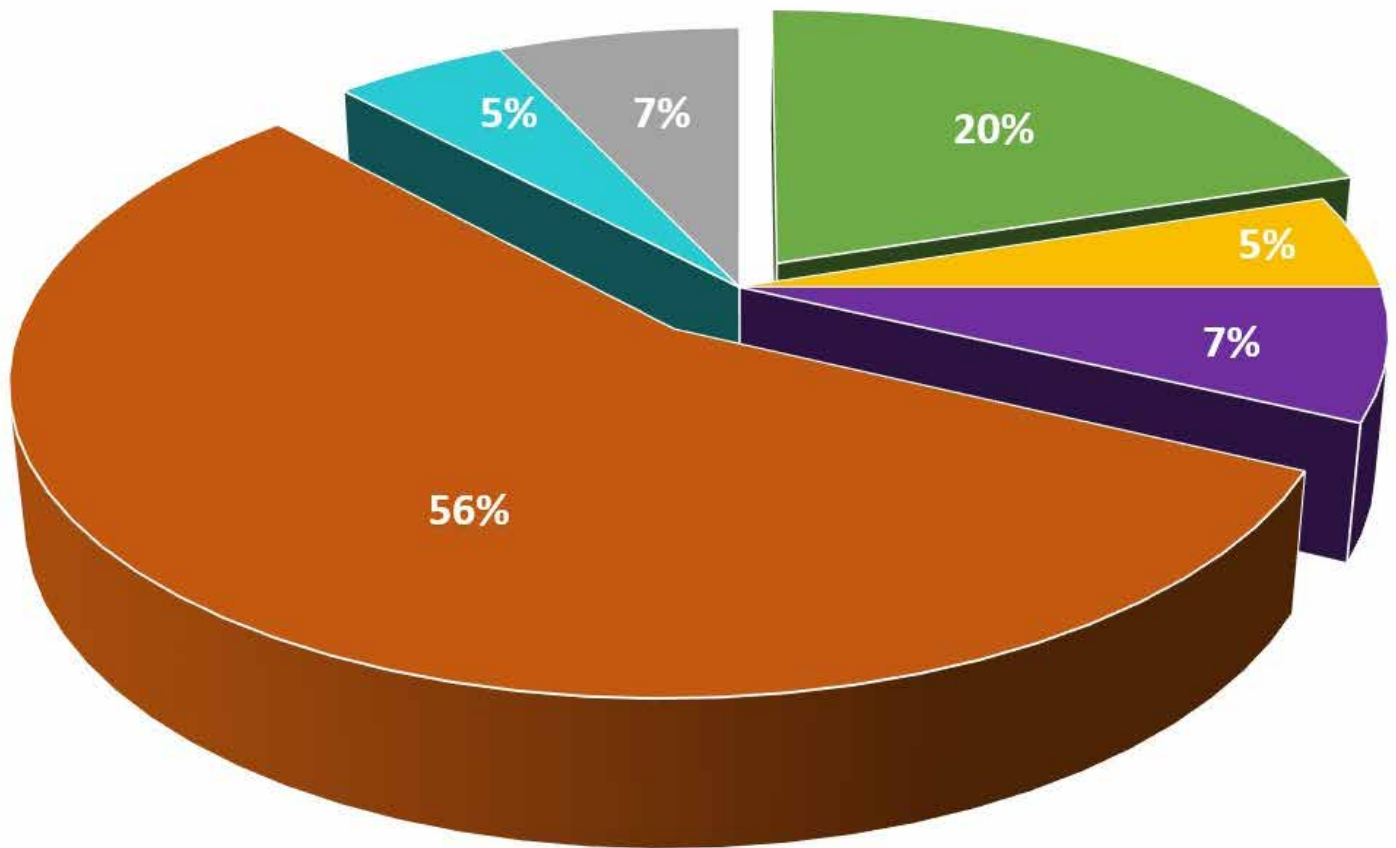
What is your age group?



What is your connection to the area?



What is your employment status?



■ Working full-time ■ Working part-time ■ Self-employed ■ Retired ■ Other ■ Not answered



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