



CROFTON PARK AND HONOR OAK PARK NEIGHBOURHOOD FORUM

Vacant land on Whitbread Road Workshop – 20th July 2017

JULY 2017

Prepared by James Garrett of Community Engagement Consultants
on behalf of the Crofton Park & Honor Oak Park Neighbourhood Forum



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Vacant land on Whitbread Road Workshop – 20th July 2017



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APPENDICES

Appendix 1 Feedback forms

Appendix 2 Powerpoint Presentation Slides

1.0 Introduction and Background

- 1.1 Community Engagement Consultants were appointed by the Crofton Park & Honor Park Neighbourhood Forum as an independent facilitator to assist with the delivery of a workshop for residents on the policy wording of Neighbourhood Plan policy SA1 Land at Whitbread Road.
- 1.2 It was felt an independent third party should be enlisted in order to keep the consultation impartial. The volunteers involved were close to the subject and felt someone without prior knowledge of the site could be more objective and impartial with regard to the site.
- 1.3 The workshop was held at the Crofton Park Community Library and Re-use Centre on Darfield Road on 20th July from 19:30 until approximately 21:00. Residents adjacent and surrounding the policy proposal site were invited to attend the workshop by leaflets delivered to their homes.

The Workshop

- 2.1 The workshop was well attended, with 10 residents attending. All of those in attendance lived in the flats adjacent to the policy proposal site or in the neighbouring homes on Comerford Road and Whitbread Road. A number of the residents in attendance also confirmed they had leased garages adjacent to the policy proposal site.
- 2.2 The workshop began with James Garrett (Community Engagement Consultants) herein referred to as JG explaining his involvement in the workshop and the reasons for being asked to be involved in this stage of the consultation. Kay Pallaris then explained the process with the Neighbourhood Plan thus far, and went on to explain the background and purpose of the workshop. Tony Rich then spoke about the Rural Urban Synthesis Society and explained how community land trusts operate. Grazio Milano then explained his personal experience of a community land trust and how this could work for residents.
- 2.3 Following the introductions and background the workshop was split into three table groups in order to look at the policy proposal site and to look at the wording of the policy. Views were mixed, with many of those in attendance raising concerns over loss of light, overdevelopment, parking and access issues. There were also some interesting positive comments such as identifying an opportunity to enhance the access to the courtyard and improved provision for play facilities at the Comerford Road open space end of the courtyard.

The comments which were made on feedback forms can be seen in Appendix 1. The main comments made during the workshop have been summarised below.

Positives

- *The policy as written is clear and easy to understand*
- *Support for SA1 V – affordable or community led housing would be preferable*
- *Lots of open space and easy access to the countryside.*
- *The range of shops and other services including the surgery, dentist and community café.*

Negatives

- *Loss of light and privacy concerns*
- *Parking concerns*
- *Safety concerns – access and visibility are poor coming in and out*
- *The range of shops and other services including the surgery, dentist and community café.*
- *Loss of garages would be a concern to those residents who currently have a garage*

The opportunities

- *Unused cycle storage facility which could be better utilised or re-purposed*
- *Opportunity to redesign the site and improve access and visibility splays*
- *Opportunity for electric car charging*

Summary of verbal responses

2.4 The comments made during the workshop were varied. There were however some key themes which were identified by all those in attendance which can be summarised as follows:

- Parking concerns
- Loss of open space
- In support of community led housing in favour of private developer
- Policy wording is generally clear

Summary of Comments from Feedback Forms

Comment	Action
Policy V supported	
Policy II supported	
Facility for electric car charging could be incorporated	Add to the policy
Opportunity to make play space for children safer	Add to the policy



Dustbin storage collection	
I am not at all happy, my wife is disabled, I am too. I will lose my car park. No thought to where I can park my car.	Insert intention to minimise any loss of car parking in the policy
I find it very difficult to understand lots of the proposals. I'm not against building but the thought of losing garages makes my heart break.	“ “ “ “
The land should be reserved for community led housing if done properly	Endorses policy
The orientation of the building should be in line with the existing houses as No. 19 onwards with the windows facing towards the street and the rear. The building should also be set back off the street so as to not protrude much past the front of No.19.	A design detail. The need for minimal impact on existing residents to be included in policy
The light study should be considered as light flows from the east onto house No.19. Light would be blocked if a building is built along the same lines as current houses. Privacy concern.	Would be appraised should any planning application be submitted
My concern is about the safety of the children and the safety of cars entering and leaving the site	This should not be affected by any development of the site
I would like the layout to be just two flats. Because if they are too high we would lose the view, and overcrowded.	Height to be appraised should any application be submitted but principle of policy is that any development should be in-keeping with surroundings
I want to see a shared space for both children and adults.	Policy to state that safety of pedestrians must not be adversely affected by proposal
We would like to see the car park have allocated spaces.	This is not part of the policy

2.5 The workshop concluded at approximately 21:00. The consultees who wished to do so left their contact details so they could be kept up to date with the Neighbourhood Plan and with regard to the policy for the Whitbread Road.

Conclusion

2.6 The workshop successfully engaged residents adjoining the policy proposal site. Some residents expressed concern they had missed earlier consultation stages so this workshop provided a platform for them to express their feedback. The comments made will now be taken on board when revising the policy wording for the Whitbread Road SA1 site.

Revision: 26/07/2017

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APPENDIX 1

ADDRESS: CHURCHVIEW 177 AVE. COH

Feedback Form

What are your comments on the policy wording?

What are the considerations to be addressed in the building layout of future proposals?

THE LIGHT SCREEN SHOULD BE IGNORED AS LIGHT FLOWS FROM THE EAST ONTO HOUSE NO. 19. LIGHT SHOULD BE BLOCKED BY A BUILDING INSTEAD OF ALONG THE SAME LINES AS CURRENT HOUSES. Privacy screen!

Do you think the site should be reserved for community led housing priced at an affordable level?

Feedback Form

What are your comments on the policy wording?

The orientation of the building should be in line with the existing houses as No. 19 onwards with the windows facing towards the street and the rear. The building should also be set back off the street so as to not protrude much past the front of No. 19.

What are the considerations to be addressed in the building layout of future proposals?

Do you think the site should be reserved for community led housing priced at an affordable level?

Feedback Form

What are your comments on the policy wording?

It is very clear. All form of New policies go to far

What are the considerations to be addressed in the building layout of future proposals?

I FIND IT VERY DIFFICULT TO UNDERSTAND LOTS OF THE WORDS. IM NOT AGAINST BUILDING BUT THE THOUGHT OF LOSING GARAGES. MAKES MY HOUSE BEMUSE

Do you think the site should be reserved for community led housing priced at an affordable level?

YES IF DONE CORRECTLY

Feedback Form

What are your comments on the policy wording?

very understandable

What are the considerations to be addressed in the building layout of future proposals?

I AM NOT BEING HAPPY MY WIFE IS DISAPER I AM TO LOSE MY CARPES NO THOUGHT TO WHAT I CAN DO WITH THE CAR

Do you think the site should be reserved for community led housing priced at an affordable level?

No

Feedback Form

What are your comments on the policy wording?

V. . . . will be preferred ✓
will be supported X
11. . . . high design and build quality ✓
high design quality X

What are the considerations to be addressed in the building layout of future proposals?

- Lower Carbon footprint
- facilities for Electric car charging
- Safety and security - more enclosed space
- adequate parking without impacting current parking space
- Restroom Storage collection?

Do you think the site should be reserved for community led housing priced at an affordable level?

Yes - Community Land Trust would be a preferred option for development of site

Rose Hitchcock

Feedback Form

What are your comments on the policy wording?

My concern is about the safety of the children. And also how different cars come and go. Most cars are parked between other parked cars.

What are the considerations to be addressed in the building layout of future proposals?

I would like the layout to be just 2 flats. Because if they go high we would lose the view, and overcrowded.

Do you think the site should be reserved for community led housing priced at an affordable level?

I want to see a shared space for both kids and adults. We would like the car parking allocated.

APPENDIX 2

See separate presentation