

# Brookfield Close, Hutton, Brentwood

## Small Sites Affordable Homes Programme



Public Consultation Community Newsletter December 2020

**Following our public consultation which ran between October and November 2020, we would like to share with you the feedback we received, answer some of your most frequently asked questions and let you know what will be happening over the next few months.**

We would like to thank those of you who were interested in our proposals and asked questions via the webinars we held. We also thank those who could not make the sessions, but who took the time to comment and share their views and opinions with us online, via email and over the phone. We have had a really good response rate with **over 5,800 visits** to the website.

Your feedback has been invaluable – both the positive comments and the concerns – as it has helped us to further evolve the scheme, now the subject of a planning application to Brentwood Borough Council.

The Small Sites Affordable Homes Programme, initiated by the Council's Strategic Housing Development Team, is finding ways to deliver genuinely affordable homes for local residents on brownfield sites. A lot of work has been undertaken in December 2020 to prepare the planning application, and to make final amendments to the proposals, taking into consideration all of the public consultation feedback. The application, if granted, will deliver a significant contribution towards the overall delivery target for the Small Sites Programme.

### What we are proposing:

- 62 zero-carbon 'in use' homes
- 44 homes will be affordable
- 3 affordable homes will be built to wheelchair user homes standards
- 12 flats will be targeted at existing older residents on the site
- Formal play area and outdoor gym
- 80 formal parking spaces and 69 cycle parking spaces
- Communal gardens
- Improved access across the site, with pedestrians being given priority in all circumstances

**59**  
Number of online comments

**30**  
Number of emails and telephone calls received



- Sustainability and zero carbon credentials are welcomed
- The design and appearance are liked
- Enhancement of the local area would be achieved
- The provision of play space and green spaces is positive
- The redevelopment of empty/old homes is supported
- Improvements would be made to pedestrian and cycle access
- Enhanced living standards would be realised
- The provision of family homes is welcomed
- The principle of more affordable housing is supported



- The design and materials do not relate to the area
- Traffic implications for Hanging Hill Lane, through the site and near the school
- Not enough parking is proposed
- Removal of existing green spaces
- Temporary relocation concerns for elderly residents
- Extensive time to complete redevelopment
- Strain on school and healthcare infrastructure
- For Council profit only

## A variety of questions about the proposed development have been put to us, and here are our responses to the most popular enquiries:

### Q. What will happen to the residents who own their properties?

A. The Council will discuss individual circumstances with each homeowner. If the development goes ahead, there will be a need for homeowners to vacate their property. The Council will aim to buy property by agreement. Homeowners will be treated equally and individual consultations will take place.

### Q. Why are you not holding face to face meetings with residents?

A. There are restrictions, due to COVID, on the number of people who can meet at once. Also, there are some older and vulnerable residents where any face to face meetings could cause unnecessary risk at the moment.

### Q. When will construction start?

A. If the application is approved, then preparation for construction will begin immediately. The construction will not begin until all residents have a plan for their individual move. Construction is likely to start within 12-18 months of any planning permission being granted.

### Q. How long will construction take?

A. We expect the site to be fully built within 2-3 years of construction starting.

### Q. Where will the existing residents be moved to?

A. It will be possible for some Council tenants to stay in their existing homes until their new homes are ready. We are aiming for older and more vulnerable residents to be able to do this as a priority where possible. Some residents will need to move from the site during construction, and the Council's housing team will work with individual households to find suitable temporary accommodation elsewhere in Council homes in the Borough. All Council tenants will have a right to return to a new home on the site once completed if they would like to.

### Q. What does net Zero Carbon 'in use' actually mean?

A. This relates to the building's energy demand. In effect for this proposal, homes will become so well performing that the energy required to heat, and maintain the heat, is expected to reduce considerably. On similar projects, annual heating bills have reduced to roughly £40 per annum.



## What happens next?

Here is an approximate timeline for the planning application:

**Before Christmas 2020:** Submission of planning application to Brentwood Borough Council planning department.

**End of December 2020 / January 2021:** Brentwood Borough Council checks through the application documents submitted and validates the application once it is happy that all relevant documents have been included.

**January 2021:** Brentwood Borough Council will publicise the application on their website and begin its own consultation period on the application proposals. Residents will be notified when this begins

**Spring 2021:** Decision expected by Brentwood Borough Council planning committee on whether to approve or reject the application.