

Dorrington Gardens SCI

Statement of Community Involvement



On behalf of Mercury Land Holdings Limited
October 2024



Dorrington Gardens

Statement of Community Involvement - SCI

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1. Introduction and Policy Framework

This Statement of Community Involvement has been compiled by specialist community consultation group Your Shout, part of Thorncliffe, on behalf of the applicant Mercury Land Holdings Limited. This report supports a planning application for the demolition and removal of all structures and hard standing and redevelopment of the site to provide 34 residential dwellings, creation of a new access, with car parking, landscaping and related infrastructure, including a new substation.

This report details the public consultation we have carried out to inform the evolution of the proposals, in accordance with national and regional policies, and Havering's Statement of Community Involvement (SCI), adopted November 2021.

Havering Council strongly encourages developers to make use of meaningful pre-application consultation, as this is the stage where residents can have the greatest influence on proposals. The applicant should be able to justify that the methods used are reasonable in relation to the scale and potential impacts of the development and that the consultation reaches those who will be affected by the proposal. The Council expects engagement methods to take a variety of forms, to reach as many residents and local stakeholders as possible.

The aims of the pre-application stage of public consultation are:

- To let local residents, businesses, councillors and other stakeholders know about the ideas for redevelopment on the site.
- To understand local views, engage with the community, help identify concerns and opportunities, and feed these into the evolving proposals.
- To show how we have responded to the issues of the community and stakeholders, and how changes have been made to the proposals.
- To pledge our continuing commitment to engagement throughout the statutory consultation period and beyond.

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We adhere to the Consultation Principles set out by successive governments through the Cabinet Office. Some of these principles are:

- Using plain English and avoiding jargon. Making the whole process clear and concise.
- Using the right tools, whether digital, collaborative, informative or ongoing. Only asking questions where we do not have a final view.
- Ensuring the affected people, groups and businesses are aware, targeted, and allowed proper time to respond. Making sure each group can access and respond to the consultation, however and using whatever means they engage with us.
- Early pre-application engagement and front-loading, where early engagement has significant potential to improve the efficiency and effectiveness of the process for all parties. We recognise that the more issues can be resolved at pre-application stage, the greater the benefits.
- Analysing and responding objectively and properly to consultations, published in writing and online through this document, and by direct contact if possible. Responses will be published where possible, with due regard to GDPR regulations.

This SCI deals with the public consultation, the consultation with neighbouring residents and community groups. Details of engagement with statutory and non-statutory consultees, whose engagement are being led by the team's planning consultant, are contained in other reports submitted as part of this planning application.

As part of this consultation, we have engaged with councillors. The Localism Act makes it clear that it is proper for councillors to play an active part in discussions on developments prior to submission of a planning application, to better represent their constituents and influence the development proposed.

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This consultation also has regard to the London Plan, adopted March 2021. Planning decisions should be taken as close as possible to the communities and interests they affect, and in as inclusive way as appropriate. Community and voluntary groups, local business organisations and other interest groups have valid contributions to make to planning, and we support their involvement.

2. The Proposals



The site (above)

The site is located in Hornchurch, to the south and west of the commercial heart of Hornchurch Town Centre. The site address is Dorrington Gardens, Hornchurch RM12 4HX.

The proposal provides an exciting opportunity to replace the existing car park to deliver 34 new homes in a mix of family houses and apartments designed to sensitively integrate into the surrounding area. This development includes 12 houses and 22 apartments, with 24 parking spaces.

3. Our Consultation Process

Your Shout has substantial experience in undertaking community engagement activities on behalf of developers in Havering and elsewhere. We believe that our approach is inclusive, accessible and transparent. It also adheres to the council's consultation requirements and abides by the consultation principles set out earlier in this document.

Our approach uses an on-line engagement portal, alongside consultation events promoted by a letter drop, and providing a Freepost address, Freephone number, and a bespoke email address to maximise the participation rate of local residents and businesses.

Our approach minimises the potential for pressure groups (for example) to dominate a meeting or monopolise the attention of members of the project team to the exclusion of less confident residents. Our channels of engagement remain beyond the consultation period, right up to the determination date at Committee.

CONTACT WITH ELECTED REPRESENTATIVES AND COMMUNITY GROUPS

We contacted the following local elected representatives to brief them on the proposals, alert them to the forthcoming consultation and to offer a meeting to discuss the plans in more detail.

St. Andrew's Ward Councillors, LB Havering

- Bryan Vincent (Havering Residents Association)
- Gerry O'Sullivan (Havering Residents Association)
- Paul Middleton (Havering Residents Association)

We identified a range of affected community groups, businesses and other key stakeholders, and produced a stakeholder matrix. All these individuals and groups were both invited to the public consultation events and offered either a one-to-one meeting or further information and advised of the multiple channels in which to provide their views, including the consultation events, freepost letter, freephone telephone number and website.

The groups contacted include:

- Hornchurch Residents' Association
- Friends of Langton Estate
- Elm Park Community Association
- The Upminster Tithe Barn Museum of Nostalgia

We will continue to maintain contact with these individuals and groups as the planning application progresses.

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PUBLIC CONSULTATION

Invitation letter

We publicised the consultation to the households and businesses surrounding the site, using GPS-tracked hand delivery to distribute the information letter to 885 properties, as shown in the map below. The letter was delivered on 21 November 2023.



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The company that hand-delivered the letter uses GPS to show their delivery – the map below shows this GPS report.



The delivery company also confirmed that all properties within this area were delivered to.

The objective of the letter was to publicise the planning application proposals, the project website and consultation events, to communicate information about the scheme, and to encourage local residents to share their views about the proposal. The letter included a freephone number and freepost address for consultees to respond to, to increase accessibility in the consultation. A copy of this letter is available in [appendix 1](#).

Invitation letters were also sent to all the elected representatives and groups.

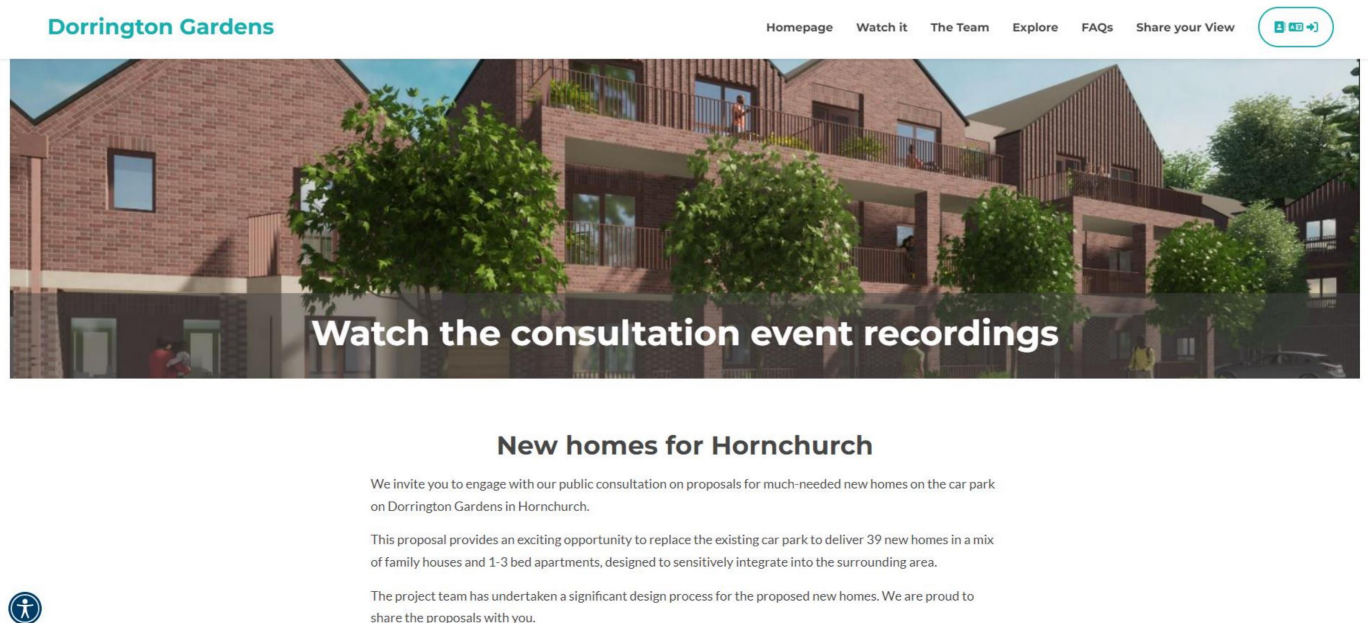
The communityUK platform for this project has a unique URL – DorringtonGardens.site This went online on 21 November 2023 and will be maintained throughout the planning application process.

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Website

Below is a screenshot of the homepage of our website. Other pages are in [appendix 2](#).



The consultation events

The two consultation events were held on the communityUK platform.

We held two online events, the first on Wednesday 29 November at 7pm; and the second on Thursday 30 November at 1pm. These online consultation events were held on the communityUK platform, via a web browser.

We used the communityUK system, because it makes consultation events and information highly accessible, highly participatory, and gives residents equal access to the team.

It encourages and enables residents to share their views in an interactive and meaningful manner that helps influence decisions and creates trust. It is a far more accessible platform than using Zoom, and in our experience more residents participate in consultations.

It's a platform that continues to be used extensively by local authorities.

The system is about reducing barriers to participation, for example for parents with children, professionals and other workers that find it easier to engage online or on their mobile. Indeed younger people find online events more attractive to attend. Allowing participants to create audio or video questions also reduces barriers for some people. There's also an option to watch on YouTube.

It's also helpful that the system allows recording of the events, with all the questions timestamped. Clicking on the question on the right of the screen enables you to watch the answer to the question on the video to the left of the screen. The events are recorded online at

<https://dorringtongardens.communityuk.site/watchit>

Registered participants were able to submit questions before or during the consultation events using a text-entry form on the event viewing page. They could also submit video questions and questions via a freephone number.

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Whilst access to fast broadband and the internet is near universal these days (particularly with smartphone mobile access), the communityUK platform manages any residents with a lack of digital access. We send a hard copy of presentations to any who request them; we maintain our freephone helpline; and we accept requests for one-to-one meetings.

The times and dates of the consultation events were chosen to encourage the maximum number of people to participate, including those in full-time employment and those with parental responsibilities. We ensured the date did not fall on any locally observed religious or cultural festivals or known school holiday periods.

Participants were able to register for any of the consultation events in advance or join the event at any time it was running without having to register. Registration was optional and registered participants were sent at least one reminder email ahead of their chosen event, and an email after the event to encourage participants to share their views. An example of one of these emails is shown in [Appendix 3](#).

Representatives from the applicant and the consultant team were present throughout the consultation events.

44 residents participated in or watched the sessions, including the recorded sessions and the YouTube stream. In the case on the online events, the attendance is measured by IP-address, so are likely to measure households rather than single residents.

	Numbers registered	Participated or watched
Wednesday 29 November 7pm	11	39
Thursday 30 November at 1pm	1	5

Using Google statistics, we can see the demographics of website users:

- 64% use a PC
- 36% use a mobile or tablet

Response mechanisms

We have maintained, and continue to maintain, several response mechanisms for the local community and stakeholders to share their views about the scheme, including:

- A survey on the CommunityUK portal, which is now closed (previously on <https://dorringtongardens.communityuk.site/shareviews>)
- A freephone number, staffed during office hours: 0800 955 1042
- A consultation event hotline
- A bespoke email address: DorringtonGardens@yourshout.org
- A freepost postal address: FREEPOST RTXU-JGSR-KHLE, Your Shout (Dorrington Gardens), 28 China Works, London, SE1 7SJ

All survey information was held in a GDPR-compliant format, with the following privacy notice published on the invitation letter and online portal:

Data will be held by Your Shout and the project team. By volunteering this information you are giving your consent for us to process your data regarding the Dorrington Gardens project. Your comments will be given to the council as part of the planning application process. You are also confirming you are aged 16 or over. You can withdraw consent for us to use your data at any time by emailing us at privacy@yourshout.com. You have a right to complain to the Information Commissioner's Office at any time if you feel there is a problem with the way we are handling your data.

TIMELINE AND SUMMARY OF OUR CONSULTATION

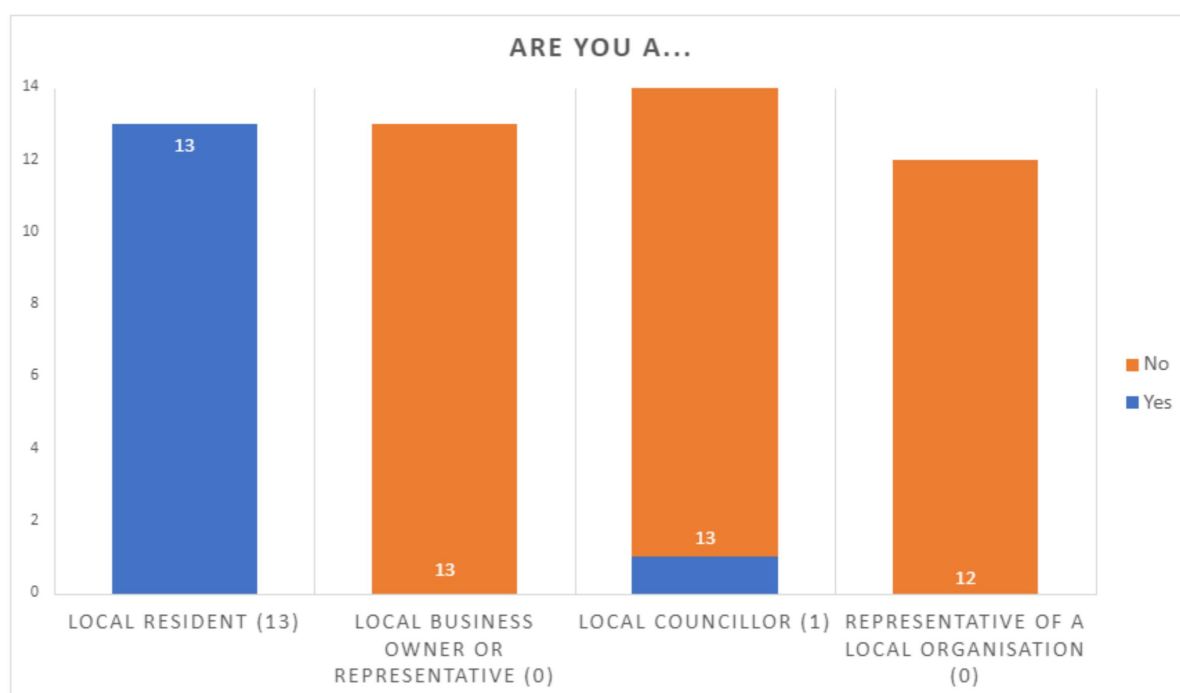
Date	Event
20 November 2023	Letters sent to councillors
21 November 2023	Letters sent to local community, and online platform goes live
29 November 2023	First consultation event
30 November 2023	Second consultation event
November-December 2023	Ongoing engagement with stakeholders
January - September 2024	January - September 2024 Revisions to scheme; Ongoing engagement with LPA and statutory consultees
October 2024	Submission of planning application

4. Consultation Responses

We received 37 questions at the online consultation events (which are listed in the [appendix 4](#)). These questions were received via our dedicated email address, through our website or on feedback forms.

We have had 15 responses to the share your view survey (including one received by post), which is now closed.

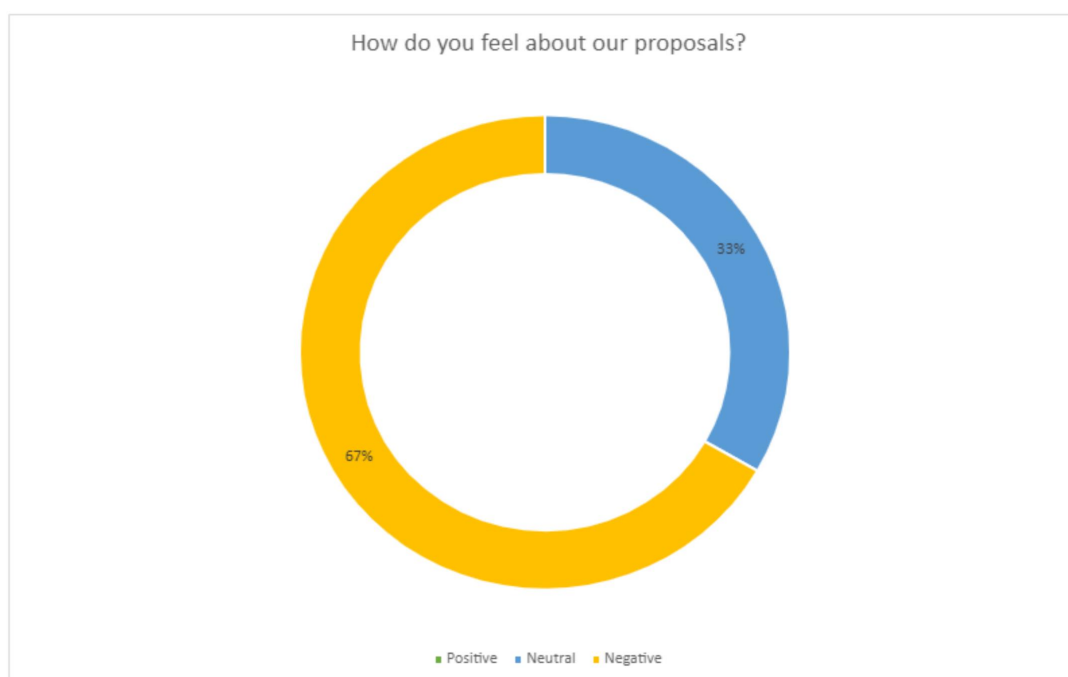
Respondents were asked to self-identify themselves. They were told that they could select more than one option:



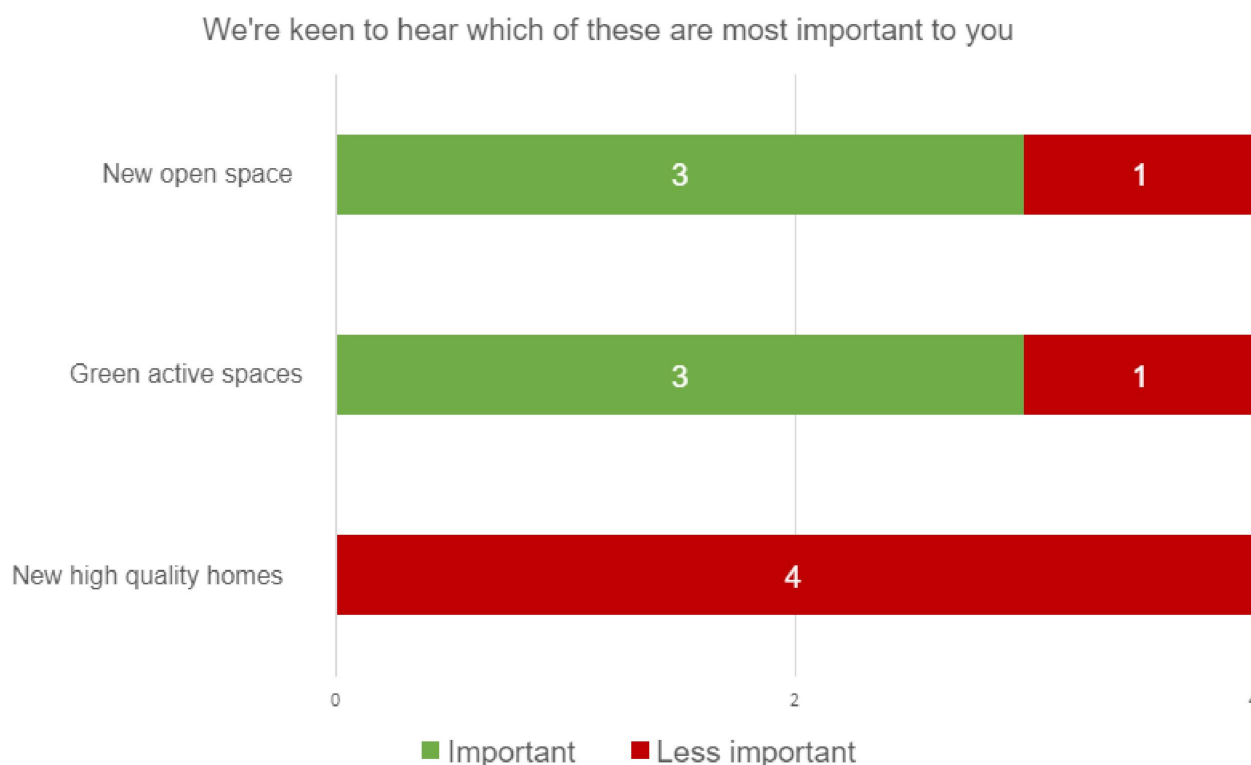
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Respondents were asked how they felt about the proposals:



Respondents were told that the vision for the site includes many aspirations, and that the developers were keen to hear which of these aspirations were most pertinent to them. They were told they could pick as many as apply:



Respondents were asked to give comments about the scheme.

We have collated the comments that relate to issues considered as part of the planning process. The comments are:

Until all plans have been made available other than the value of my property decreasing, I am extremely worried about the impact on local business.

I don't want any more properties built in this area. The area is becoming more and more overpopulated. More apartments which are really flats are being built in Hornchurch. There is not enough infrastructure to support all these additional people. They will not be occupied by people from Hornchurch anyway more like people from other countries and inner London. Where are all the 117 cars (3 per family) going to be parked? Where are all of the children going to go to school? Where are all the people going to get GP and dentist appointments? I am sick to death of all this over development in Hornchurch. No original local residents benefit from this, in fact it has a negative effect on our area and our lives. People are moving out of the area because of the people that are moving in. How about making the area into a mini park (much better for the environment) instead of building yet another housing estate and lining the pockets of developers who don't give two hoots about us the residents.

I have lived in Bruce Avenue over 20 years, and I have never seen this area in such a poor state. We are inundated with people, wherever you look Tower blocks, housing developments are being built and we are living on top of each other, wherever there is a bit of space some bright spark decides to build more houses on it, cramming more people together. Now we have a carpark which is very useful but now someone has suggested building 39 houses on it ... this is a sad bloody day, Hornchurch is coming to an end as a decent suburb, the safe friendly family area will be wiped out if this happens and if it does i am gone as I am not putting up with this, but no one listens

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and no one cares which is systematic and reflective of the dismal state of this Country.

Please take this email to support the proposal (subject to below) for Dorrington Gardens Car Park (plan reference: sps406cV3).

On the following page

(<https://dorringtongardens.communityuk.site/faqs>), it mentions that there may be new Access built for pedestrians and cycles between the new site and Bruce Avenue.

We only support this proposal on the basis that Access is NOT built as the Bruce Avenue cul-de-sac is relatively quiet currently and is considered by many secure. By providing Access to/from Bruce Avenue, this may encourage residents/visitors of the new development to park on Bruce Avenue which may be considered 'overflow'.

My first concern is the size of the development. Although by its nature it is small; it looks as if it might house say 120 people (?) with the usual commercially successful mix of large and small family houses and apartments. The designs look sufficiently anodyne that they will be acceptable to most. The numbers of people involved would not justify large investment in local infrastructure to ensure services are provided, but there are some pinch points. I know from personal experience the enormous pressure local GP practices are under, and I wonder about local school tolls. Does the development involve any infrastructure enhancement?

My second concern is that I wonder what Havering Council hopes to achieve from this development. I understand that Mercury Holdings is owned by the Council, so I assume that the development is under the control of Councillors and Officers of the local authority. The plan looks like a developers dream – a mix of units for sale or rent at “affordable” prices. This would probably maximise the income from the site’s development. I know the council is in great financial difficulty, but selling off assets to fund revenue spending worries me. At best, it prolongs the agony and means that when the crash comes there is less resilience to deal with it. What is the Council’s strategy in the medium to long-term? Havering has a significant

housing problem for poorer families. This development won't help there. Realistic council-rented accommodation is needed to shrink the waiting list. Where is it being built and why?

Environmental gain is usually an integral part of development. Dorrington Gardens is too small to offer much. I hope that thought has gone into the species of street tree (at which Havering excels) here. A small garden can be of great value to resident and wildlife. I cannot see my garden on the plans, but hope they are maximised. Central Hornchurch is one of those parts of the Borough that has a significant air pollution problem. If taking out a car park helps to prise people away from their beloved cars and on to our excellent public transport, I shall certainly be one of those cheering. However, some disabled people have to use cars. Could more of the parking in Appleton Way be designed 'Disabled' to allow for this?

Finally, I am concerned about moving public consultations from face-to-face to online. I can see the attraction – it is much cheaper and easier to run. But its effectiveness is very limited. I am writing this letter because the 'Your Shout' response form from Mercury Holdings gave no opportunity to raise my concerns and have them answered. Face-to-face solves this. A good example was the Lidl development in Hornchurch High Street, this was held in Hornchurch Library with both Lidl and council planners there. Concerned residents could talk directly to the decision makers. Sadly, it didn't produce the outcome I wanted! But it was a very effective consultation. I know it is more expensive and time-consuming for the council, but it is real public consultation. Any chance of reverting to this?

5. Our response and continued consultation

Applicant's response table

Issue	Applicant's response
Parking	Parking provision proposed is in alignment with London Plan policy requirements for the location. There will be one permit per home for the town houses and the family sized homes. The remaining units will have less than one car parking space per home (this will be agreed during the planning process). Those who live within the development will not be able to apply for a permit for the surrounding streets.
Local infrastructure	Under planning guidance any new development must provide contributions towards local infrastructure. The level of contribution is calculated and set by the Council, based on their assessment of future infrastructure needs. This payment is called 'Community Infrastructure Levy' and is spent by the Council on the infrastructure as they see fit.
Access via Bruce Avenue	The new proposed cycle and walking route via Bruce Avenue has been included in the proposals at the request of LB Havering Planning officers. It is envisaged that this will provide easier and quicker access to the town centre from Bruce Avenue, and will be a pedestrian and cycle link only.

Feeding-back to participants and the wider community, and opportunities for continuing involvement

One of the main objectives of this Statement of Community Involvement is to help record individual and collective responses to the proposals and how these responses have affected our proposals.

This report also allows us to feed back this information, in a more readily digestible form to the local community, respondents, other stakeholders and councillors.

This Statement of Community Involvement will be made available, alongside other planning documents, as part of the planning submission to the planning authority.

We remain committed to keeping in touch with local groups, individuals and all those that have participated throughout this consultation exercise. The team will be available to meet consultees again as appropriate.

This Statement of Community Involvement fully demonstrates the applicant's commitment to thorough and meaningful public consultation and meets and exceeds the requirements set out by the council. The submission of the planning application does not mark the end of this consultation and the team will continue to meet with local groups and individuals as appropriate throughout this process.

Your Shout

September 2024

Appendices

[Appendix 1: Public consultation – example invitation letter](#)

[Appendix 2: Project website – screenshots](#)

[Appendix 3: Consultation events – example reminder email](#)

[Appendix 4: Online consultation events - list of questions submitted](#)

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Appendix 1: Public consultation – example invitation letter



November 2023



Dear Neighbour,

Your Shout are working with Mercury Land Holdings Limited to consult local people about the forthcoming plans to build 39 new high quality family homes and apartments on the car park at Dorrington Gardens in Hornchurch.

Mercury Holdings Limited is a development company that is wholly owned by Havering Council.

Over the page you can see two images of what the new proposals could look like. Before submitting them to the Council, we would like to hear your views. There are various ways to get involved.



You can visit the project website at DorringtonGardens.site. We are holding consultation events for residents, on 29 and 30 November to help you find out more about the proposals and the project team. By registering for a consultation event this will ensure that you receive updates about that event. You do not need to register - our online consultation events can also be watched after they have taken place on our watch page. You can share your views by 7 December, when the survey will close.

We will be holding two online consultation events on the following days and times:

- Wednesday 29 November at 7pm
- Thursday 30 November at 1pm

You can ask questions in advance or during the presentation – your questions will be answered by team members. Further details on how to take part are on the website. You may want to register in advance of the session and ask your questions. The session will last between 30 and 60 minutes, depending on the number of questions received. If you have questions but cannot attend the sessions, you can submit them on the website and your questions will be answered.

A recording of the sessions will be available on the website on 4 December.

Alternatively, you may contact us by phone, email, or post:

- Call us on **0800 955 1042**
- Email us at DorringtonGardens@yourshout.org
- Freepost RTXU-JGSR-KHLE (TV), Your Shout, 28 China Works, SE1 7SJ



If you are unable to access the website, we can send you printed material - please contact us using the details above.

Yours sincerely,

Dorrington Gardens Consultation Team

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Indicative sketch view of the proposed town houses



Indicative sketch view of the proposed apartments

Sent by Your Shout, 28 China Works, SE1 7SJ. Data will be held by Your Shout and the project team. By volunteering this information, you are giving your consent for us to process your data regarding this project. You are also confirming you are aged 16 or over. Your comments may be given to the London Borough of Havering as part of the planning application. You can withdraw consent for us to use your data at any time by emailing us at privacy@yourshout.com. You have a right to complain to the Information Commissioner's Office at any time if you feel there is a problem with the way we are handling your data.

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Appendix 2: Project website – screenshots



We are proposing to build much-needed new homes on the car park at Dorrrington Gardens in Hornchurch.



This proposal provides an exciting opportunity to replace the existing carpark to deliver 39 new homes in a mix of family houses and apartments, designed to sensitively integrate into the surrounding area.

The project team has undertaken a significant design process for the proposed new homes.

Site location

The site is located in Hornchurch, to the south and west of the commercial heart of Hornchurch Town Centre. The site address is Dorrrington Gardens, Hornchurch RM12 4HX.



Above: The site location

Existing site

The site lies to the west of the commercial High Street of Hornchurch. The rest of the surrounding area has residential buildings, typically two to three storeys in height.

Surrounding context



Proposals

This proposal provides an exciting opportunity to replace the existing carpark to deliver 39 new homes in a mix of family houses and apartments designed to sensitively integrate into the surrounding area. This development includes 10 houses and 29 apartments, with 27 parking spaces.

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The aerial plan below shows the proposals.



Landscaping proposals

Welcoming homes face onto the street to provide an active frontage. There is then a break in the buildings to allow for a green backdrop with space for tree and shrub planting and new young children's play. This also provides a welcoming entrance for pedestrians, entering the site from the urban centre. Some play features are also provided in this open space area, including grass mounds, stepping logs and balancing beams.

A footpath meanders through a green corridor of shrub and medium/large tree planting. The planting forms an offset and a screen to the neighbouring apartment block and improves their outlook.



Above: New landscaping with a green spine.

Car Parking

Each house has an on-plot car parking space, save the pair of semi-detached homes in the western corner, which are served by a pair of adjacent offset, off-street parking spaces, with one unit/space each. The apartments also have 13 standard parking spaces, in courtyard layout near to the entrance to the respective block. The 4 accessible spaces are on the same level and close to the entrances of wheelchair accessible and adaptable dwellings, for ease of access. Overall provision is the maximum allowed under the London Plan.

Cycle Parking

The proposals make provision for secure storage of bicycles for each new home in accordance with the numbers set out in the London Plan. Long-stay cycle parking for the apartments will be in an enclosed cycle store with easy access from cores and to the street. Provided for each block is 5% accessible spaces, and a range of other cycle parking provision. Short-stay spaces will be outside close to each block's entrance. Houses will have on plot cycle stores within the gardens of each property.

Refuse plan

All the apartments will have access to a secure communal refuse store that can be accessed from the entrance lobby by residents and from the new access road by the collection team. Each of the family houses will have individual refuse stores located in their back or front gardens. Provision is made for a refuse holding point close to where the refuse lorry will stop.

The team behind these exciting proposals are committed to achieving an exemplary development on this site and we look forward to developing these proposals further before the plans are submitted to the London Borough of Havering.

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1st event

Recording of first event (Wednesday 29 November, 7pm)

[Click for second event](#)

All the questions have been timestamped. If you scroll through and click each question, you will start the recording of the video at the appropriate position. You can turn on the auto-generated captions (subtitles) by hovering over the video and pressing the CC button in the bottom right corner.

Here are the consultation slides used in the presentation: [Consultation slides](#) (warning opens a large file PDF)



Question on parking	▶
Question on local services	▶
Question on mini park	▶
Question on sale of car park	▶
Question on loss of car park affecting businesses	▶

Frequently Asked Questions (FAQs)

- + What are you proposing?
- + Will parking for the new homes be provided?
- + What are the timescales of this project?
- + Will there be adequate bicycle parking?
- + Will the trees on the site be chopped down or retained?
- + Will there be a biodiversity gain from these proposals?
- + Where will access be?

The team

The team



Mercury Land Holdings (MLH) is a developer wholly owned by the London Borough of Havering, focused on the delivery of high quality homes for private rent across Havering. In answer to the increased demand from private sector tenants for quality and professionally managed accommodation, MLH is focused on delivering well-located and well-managed private rented accommodation, with direct links into central London.



SW Planning guide clients from all sectors of the development industry - private landowners, developers, national corporate organisations and public sector bodies, through the planning process for a range of development types.



Gardner Stewart Architects (GSA) is an award winning architecture, masterplanning and urban design practice. We have successfully delivered benchmark projects across more than 4 decades, in all sectors including residential, mixed-use, commercial, retail, conservation, regeneration and leisure.

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Your Shout undertakes professional community consultation for the built environment. We work for developers, local authorities, and other clients who wish to contact, consult, and listen to people in a specific community, neighborhood, or area. We are committed to strengthening relationships between landowners, communities, and local councillors.



communityUK is a consultation platform and tool for engaging communities on consultation projects, major or minor. Our platform helps deliver trust with the community, increase accessibility, generate excellent participation, and improve interactivity.



Share your View

Please share your view about this project

If you don't have your own email address, or you share your email with someone else, you can [respond using this form](#).

Are you a local resident?

- ☐ Yes
☐ No

We need to know about you....

First Name*

Last Name*

Email*

Phone (mobile or landline)

Address (Road, Town/City, Post code)

Submit

Appendix 3: Consultation events – example reminder email

communityUK

Dear Name

Welcome to the consultation for proposals for much-needed new homes on the car park on Dorington Gardens in Hornchurch.

The events start shortly at 7pm.

You can take part in the online events on the following
<https://dorringtongardens.communityuk.site/registeredparticipant>

The online event will last between 30 and 90 minutes, depending on how many questions we receive.

We will also livestream this event on our [YouTube channel](#) - search for communityUK on youtube ([here's a handy guide](#)). Use the [text-only](#) page to send questions. Today's YouTube [link is here](#).

After the event, we will place the recordings on the website. Questions will be timestamped for ease of watching, and you'll be able to turn on auto-generated captions (subtitles).

You can also share your views about the project. [Click here](#) to share your views.

We recommend you check your set up before the event starts. We start the livestream 15 minutes before each event so you can test your set-up in advance.

We hope you enjoy your experience of the communityUK platform.

If you need any help, our event helpline is open 30 minutes before each event, on [0800 511 8225](tel:08005118225).

We stream live on our website via Vimeo. If you have problems viewing the video, you can use our [YouTube stream](#), or you may need to [update your browser](#).

Regards

communityUK

communityUK ·

Appendix 4: Online consultation events - list of questions submitted

Please advise if the current plans includes integrating Little Bruce Avenue and the new development. I would also like to see the traffic calming study for this development. More houses without adequate parking means houses with more than one car and visitor parking will push an already nightmare parking situation in little and big Bruce Avenue over the edge.
Where will the entrance/exit be to the site? Can you confirm that Bruce Avenue will NOT be opened up?
Why can't the site be a public park instead? It would be much better for the environment.
Where can we see full plans of the development?
Where are all the 117 cars (39x3 per family) going to be parked?
Where are all of the children going to go to school?
Where are all the people going to get GP and dentist appointments?
Why have plans been drawn up if the consultation for the sale of the car park dosent close until the 4th December?
We have no Car Parks in Hornchurch so this will effect the high street shops - Will the loss of car parking affect businesses on the High Street?
How long until the start date of the site?
Are there any measures aimed at improving the sustainability of the area?
Has there been a traffic study as part of this application?
Is this area not already over populated for the services we have hospitals dentist doctors etc?
Where will people park to use our high street?
Is Bruce Ave being concerned as an access point?
Are the proposed hight on the houses in line with Bruce Avenue the same hight as the houses in Bruce Avenue?
What is the proposed length of the gardens of the houses?
Can you name the alternative parking?
If this goes ahead where will the residents be coming from? Are they all council housing?
Should the residents of Bruce Ave decided if they want their road made into a cut through?
What will happen to the access ally way between the gardens of Bruce Avenue and Dorrrington Gardens?
My son suffers with significant Hay fever and has to have medication every summer, how are you going to plan your trees around his medical condition? For the record we can provide doctors and hospital documents to prove this. how are you going to satisfy us that his hay fever wont affect him?
Would we still have access?
Has there been a traffic study?
Will all of the plans be included as part of the planning application? Where can we view this?
What are the sustainability measures proposed as part of the proposals?

Dorrington Gardens

Statement of Community Involvement - SCI

Are you proposing anything for local infrastructure i.e. school places or doctors surgeries?
How many car parking spaces will there be?
What is the timeline for the proposals?
How will you reduce the impact of construction on local residents?
Will the houses be for sale or rent?
Will the restaurants that are on station lane still have rear access?
Can you confirm that there will be NO car access via Bruce Avenue?
Why have plans been drawn up if the consultation doesn't end till 4th December?
Where will people that use the car park now be expected to park, as there are limited spaces by the town centre?
Can you name the alternative parking?
Will the houses in Dorington Gardens and Bruce avenue still have access to their back gardens via the carpark as they currently do ?
Where will the new residents of the development park if they have more than 1 car as they won't be able to park in any of the car parks that were just stated.

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