

BEAM PARK

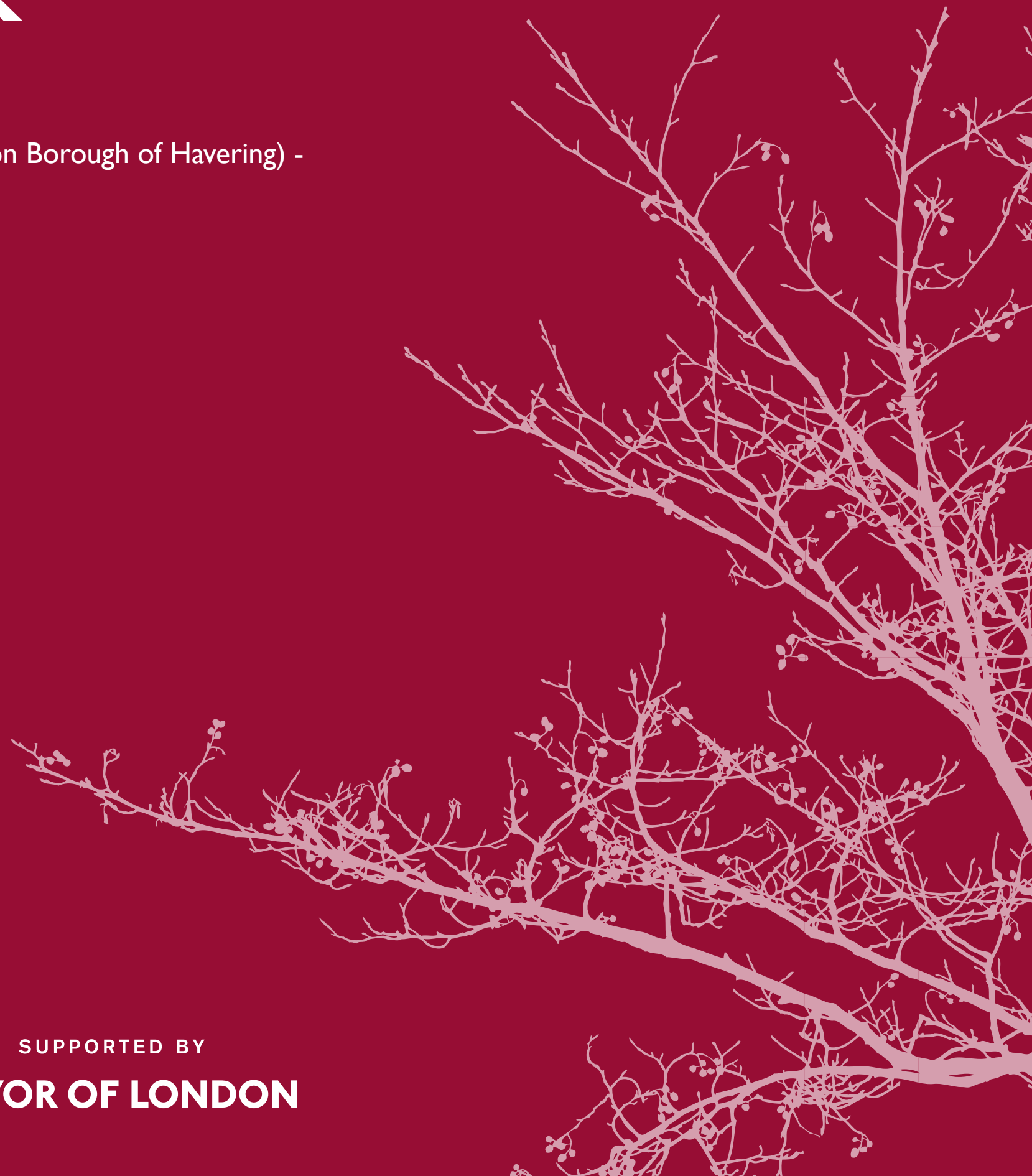
Statement of Community Involvement

Phase 2A Reserved Matters Application (Works within the London Borough of Havering) -
Submission to the GLA

July 2019



SUPPORTED BY
MAYOR OF LONDON



RESERVED MATTERS APPLICATION – GLA

Countryside and L&Q held public exhibitions relating to phase two of Beam Park in May 2019. This Statement of Community Involvement is submitted in relation to the application described below:

Proposal:

Reserved matters application relative to phase 2A of the Beam Park development connected to hybrid planning permission GLA 2933a/ LBH 17/01307/ OUT/ LBB D P1242.17, seeking agreement to detailed site access, appearance, landscaping, layout and scale. It also seeks to address the terms of planning conditions 18 (levels), 19 (design code compliance), 27 (energy compliance) and 70 (Fire Strategy), which all necessitate submissions as part of any reserved matters application/s.

Approval:

Cross boundary hybrid planning application for the redevelopment of the site to include 3,000 residential units (50% affordable); two 3 form entry primary schools and nursery (Use Class D1); railway station; supporting uses including retail, healthcare, multi faith worship space, leisure, community uses and estate management space (Use Classes A1, A2, A3, A4, B1, D1 and D2); energy centres; open space with localised flood lighting; public realm with hard and soft landscaping; children's play space; flood compensation areas; car and cycle parking; highway works and site preparation/ enabling works

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1. INTRODUCTION

This Statement of Community Involvement sets out the strategy undertaken for consulting the local community with regard to Countryside and L&Q's plans for phase two of the wider application for Beam Park.

This document demonstrates that the applicant has actively informed the local community about the plans, in accordance with both LB Barking and Dagenham and LB Havering's Statement of Community Involvement and national planning guidance.

Countryside and L&Q are committed to stakeholder engagement and wanted to ensure the community was made aware of the proposals for phase two of the Beam Park development. They have invited feedback on the proposals to understand local opinion on the plans.

This Statement of Community Involvement gives an overview of all consultation activity undertaken prior to the submission of the planning application, however, engagement with the local community, politicians and groups will continue as the plans progress.

COUNTRYSIDE

Countryside is a leading UK home builder specialising in place making and urban regeneration. Our business is focused on place making which we deliver through our two divisions, Housebuilding and Partnerships. Countryside is committed to creating successful places and delivering enduring value for all.

L&Q

L&Q is one of the UK's leading housing associations and one of London's largest residential developers. We own or manage over 95,000 homes in London and the South East.

We build high-quality homes to meet a range of needs and incomes. As a successful social business, our role goes beyond providing homes and services.

MEETING PLACE COMMUNICATIONS

Meeting Place Communications (MPC) was established in 2006 and are now one of the leading public relations companies specialising in consultation around planning issues. MPC have worked with a wide range of house builders, retailers and commercial developers.

MPC's experience is across England and Wales and they are experienced in reaching out and positively engaging with local residents when it comes to planning applications.



2. REQUIREMENTS OF THE CONSULTATION

Community involvement is at the forefront of national planning policy and is noted in the final version of the newly adopted National Planning Policy Framework (February 2019). The NPPF states that; “Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.” (para 4.39) Prior to the adoption of the original NPPF in 2012, Planning Policy statement 12 (para 4.21) required local authorities to produce a Statement of Community Involvement (SCI) as part of their Local Development Frameworks. The principle objective of the SCI is to ensure that all sections of the community, including local groups and organisations, are given an opportunity to engage in the planning process.

LB Barking and Dagenham adopted their most recent Statement of Community Involvement in July 2015. LB Havering adopted their Statement of Community Involvement in February 2015. These documents set out the ways in which the council will engage with residents and communities to enable them to have a say in the decision making process.



MEANINGFUL ENGAGEMENT

LB BARKING AND DAGENHAM’S STATEMENT OF COMMUNITY INVOLVEMENT, SECTION 4

An important part of the process of deciding whether to approve or refuse a planning application is feedback received from those affected by the proposal. In the case of a residential extension this can be a neighbour for larger developments this can be people who live further away.

One of the Council’s consultation principles is that it will make it as easy as possible for the community to respond to planning consultations.

LB HAVERING’S STATEMENT OF COMMUNITY INVOLVEMENT, SECTION 4 4.1.1

The Council determines around 1,700 planning applications each year, ranging from householder extensions to major new residential, retail or office developments. As part of the process of determining these applications, it is important that the community and other stakeholders have the opportunity to get involved in order to help shape the areas where they live, work, visit and invest..

3. PREVIOUS CONSULTATION

Beginning in November 2016, Countryside and L&Q hosted a total of seven public consultation events across Barking and Dagenham and Havering to speak to residents about the proposals and to seek their feedback on the hybrid application (the wider vision for Beam Park) and phase one of the proposals.

The proposals received widespread public support. As a result of this consultation process, the team was able to welcome over 600 visitors to the events and receive over 237 pieces of written feedback, with further feedback being provided through the consultation website and telephone number. Further meetings were held with local Councillors and the Leaders of both LB Barking and Dagenham and LB Havering, London Assembly members and the GLA.

The hybrid application was determined by LB Barking and Dagenham in March 2018 and LB Havering in April 2018, before receiving final planning approval from the GLA's Deputy Mayor for Planning, Regeneration and Skills, Jules Pipe in September 2018.



4. PHASE TWO PUBLIC EXHIBITIONS

4.0 INVOLVING LOCAL STAKEHOLDERS AND RESIDENTS

Following the approval of the hybrid application, Countryside and L&Q hosted public exhibitions to present their proposals for phase two of the application, which includes new homes, a 3-hectare park, a multi-faith centre and leisure centre.

Engaging with local representatives

Countryside and L&Q were keen to engage with members of both boroughs at the earliest opportunity. Invitations to the public exhibitions were sent to ward members, planning committee members, Cabinet members, GLA representatives for both the London Boroughs of Barking and Dagenham and Havering as well as the Member of Parliament for the Beam Park site.

Encouraging attendance

A community newsletter was sent to 5,916 local addresses inviting residents to one of the two public exhibitions held on Tuesday 21 and Wednesday 22 May 2019. The exhibitions were also advertised on the project website and invitations were sent to local schools and community groups in the area.

Remaining visible

The exhibition materials were added to the project website immediately following the events to enable interested parties to view the proposals and provide feedback or ask any questions using the project email address, freephone number or freepost address.



5. CONSULTATION UNDERTAKEN

Phase two of the proposals for Beam Park spans both LB Barking and Dagenham and LB Havering and therefore it was important to ensure that exhibitions occurred within both boroughs and that every effort was made to inform as wide an audience as possible.

Venues were sought for both ease of access for local residents and proximity to the Beam Park site. Invitations were sent to 5,916 local addresses to encourage attendance and engagement with phase two of these proposals. The exhibition was also advertised on the consultation website. One hour prior to the wider public exhibitions, local politicians were invited to a private session to discuss the proposals with members of the development team. On display were eight pull-up banners detailing the wider vision for Beam Park as a whole as well as information regarding phase two of the proposals, clearly stating what was proposed for each borough. Feedback cards were available at the events to enable attendees to provide comments on phase two of the proposals.

The initial public exhibition took place in the London Borough of Havering in the Mardyke Community Centre on Tuesday 21 May between 3pm and 8pm. The session for politicians took place between 2pm and 3pm. A total of 43 people attended this event. The second event was held in the London Borough of Barking and Dagenham within Dagenham Library on Wednesday 22 May between 3pm and 7pm, again with a session specifically for politicians taking place between 2pm and 3pm. 29 people attended the second public exhibition and over the course of the two days, 12 feedback cards were completed and returned.



2
PUBLIC
EXHIBITIONS



72
VISITORS



12
FEEDBACK
CARDS RECEIVED

6. POLITICAL ENGAGEMENT

Given the scale of the wider proposals for Beam Park and the fact that phase two crosses the borough boundary, Countryside and L&Q were keen for local political representatives to engage with the phase two proposals at an early stage. Local politicians were invited to a private briefing session taking place one hour prior to the wider public exhibitions. Invites were sent to:

- Members of LB Barking and Dagenham Planning Committee
- Members of LB Havering Strategic Planning Committee
- River and South Hornchurch ward councillors
- LB Barking and Dagenham and LB Havering Cabinet Members
- Jon Cruddas, MP for Dagenham and Rainham
- Unmesh Desai AM (GLA member for City and East)
- Keith Prince AM (GLA member for Havering and Redbridge)

In attendance at these sessions were:

- Cllr Donna Lumsden (River ward councillor - LBBD)
- Cllr Eileen Kellar (River ward councillor - LBBD)
- Cllr Muhammad Saleem (Chair of the Planning Committee - LBBD)
- Cllr John Dulwich (Deputy Chair of the Planning Committee - LBBD)
- Cllr Edna Fergus (Planning Committee member - LBBD)
- Cllr Cameron Geddes (Planning Committee Member and Cabinet Member for Regeneration and Social Housing - LBBD)
- Cllr Margaret Mullane (Cabinet Member for Enforcement and Community Safety - LBBD)
- Cllr Andrew Achilleos (Planning Committee member - LBBD)



7. ENCOURAGING FEEDBACK

SAMPLE COMMENTS FROM PHASE TWO CONSULTATION EVENTS

Feedback cards were provided at both consultation events to provide attendees with the opportunity to leave their thoughts on the proposals for phase two of Beam Park. Residents could either fill in the forms at the consultation event, or take them home and return via our Freepost address. Copies of the exhibition materials and feedback forms were also sent to those who requested them. For those unable to attend the event, contact details were provided on the invitation newsletter so that residents could get in touch with us about the proposals.



BEAM PARK
WILL PROVIDE:

3,000 NEW HOMES

50% AFFORDABLE HOUSING

NEW RAILWAY STATION

NEW MEDICAL FACILITY

TWO NEW PRIMARY SCHOOLS

COMMERCIAL SPACE

COMMUNITY FACILITIES

PUBLIC CENTRAL PARK

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COUNTRYSIDE
Places People Love

L&Q

We would really like to see you at one of our consultation events on the 21st and 22nd May (full event details overleaf), however if you are unable to attend and would like more information, please contact us on 0800 148 8911 or info@beamparklondon.co.uk.

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8. SUMMARY OF FEEDBACK

Countryside and L&Q provided an update on the progress of Beam Park and encouraged attendees to provide feedback at the public exhibitions to understand local sentiment towards both the wider Beam Park vision and to the specific applications for phase two.

Many of the conversations held with the team revolved around the wider vision for Beam Park and attendees were keen to understand both what Beam Park would offer and the timescales for delivery. As phase two includes elements such as the public central park, many attendees were pleased that the development would provide public green space (verbatim feedback is included in appendix D).

Many of the concerns expressed by attendees related to the wider vision for Beam Park and as such, referenced elements of the proposals outside of the scope of the phase two applications. The principles of Beam Park have been established and approved by the GLA and therefore the responses to these concerns have already been accepted as valid. A summary is included below:

BUILDING HEIGHTS

Some attendees asked how tall the buildings would be at Beam Park in general, whilst some questioned the heights within phase two of the applications.

APPLICANTS' RESPONSE

The heights of the buildings have been determined in close consultation with the local authorities and the GLA to ensure that the currently unused brownfield site is utilised effectively to provide new homes within the borough.

All buildings within the phase comply with the parameter heights within the outline consent.

DELIVERY OF SCHOOLS & COMMUNITY FACILITIES

Many of the attendees were pleased that the overall development would be providing schools and facilities, specifically the health centre and train station, and were keen to know when these will be delivered.

APPLICANTS' RESPONSE

We are pleased with the continued positive feedback on the facilities being proposed as part of the wider vision for Beam Park.

Phase two of Beam Park will provide a leisure centre and space for a multi-faith facility as well as the new central park. We are currently working with operators for the medical facility and the new train station for the first phase of the development. Both LB Barking and Dagenham and LB Havering are currently in the process of appointing providers for the two new primary schools who will be required to submit separate planning applications for the area allocated within the phases.

CAR PARKING

There was some concern about the provision of parking for the overall Beam Park site. Some attendees felt that this is an area that has been neglected at other developments.

APPLICANTS' RESPONSE

Across this phase there will be a total of 142 residential parking spaces in LB Havering, which equates to an overall parking ratio of 0.77 per residential unit. All houses will receive at least one parking space and all three bed family apartments will receive a parking space. The number of spaces is appropriate considering the proposed new train station and the wider ambition of the GLA and TfL to encourage use of more sustainable modes of transport. Cyclists will be well catered for, with cycle lanes proposed at two locations for easy access to the station. Phase two A of the application will provide 341 residential cycle spaces within LB Havering.

AFFORDABLE HOUSING

Attendees at the consultation events were keen to understand how much affordable housing would be provided at Beam Park, what sort of affordable housing would be available, and who would be able to live in the affordable homes.

APPLICANTS' RESPONSE

It has been agreed with the GLA that Beam Park will provide 50% affordable housing. 80% of the affordable housing will be for intermediate/shared ownership with the remainder of the affordable housing being offered at London Affordable Rent, which will help to build a stable community of long term tenants. LB Barking and Dagenham and LB Havering will have 100% nomination rights for the London Affordable Rent homes. L&Q will manage the affordable homes across Beam Park. The affordable provision will include one, two, and three-bedroom homes.

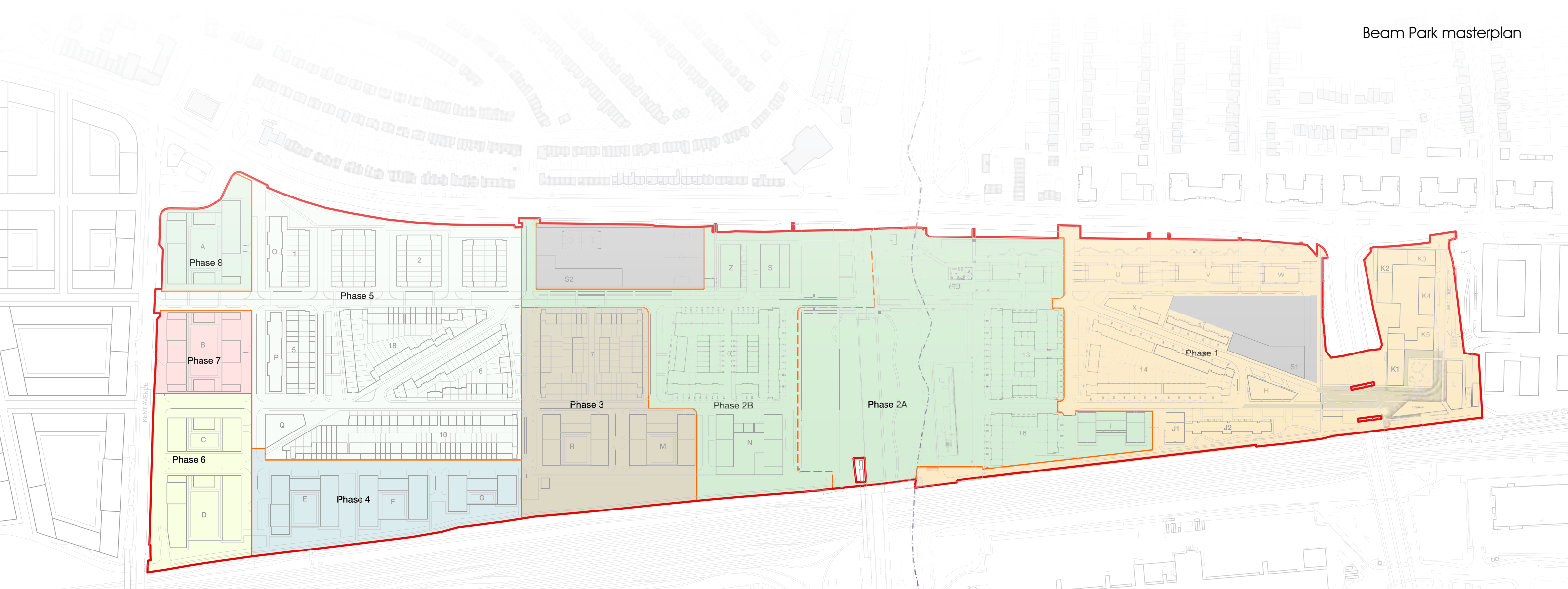
9. CONCLUSION

Following the extensive consultation programme undertaken between 2016-2017 on the hybrid and phase one application for Beam Park, Countryside and L&Q have sought to fully update the local community, politicians and stakeholders on both the progress of the broader proposals and the details of the applications for phase two of Beam Park. This has been done in accordance with the guidance in both LB Barking and Dagenham and LB Havering's Statement of Community Involvement, as well as the National Planning Policy Framework.

This activity included an informative newsletter sent to local residents and businesses, public exhibitions for local residents and stakeholders, and engagement with local political stakeholders.

Countryside and L&Q have listened to and reflected upon the comments received throughout the process and will continue to engage with and update the local community as the development progresses.

Beam Park masterplan



APPENDIX A: INVITATION NEWSLETTERS

BEAMPARK

GREATERLONDONAUTHORITY

PHASE TWO

May 2019

COME AND VIEW THE PLANS FOR BEAM PARK

On Friday 28th September 2018, Countryside and L&Q secured planning approval for their proposals for phase one and the wider vision for Beam Park, which will create 3,000 new homes, 50% of which will be affordable, on a derelict former factory site in the London Boroughs of Barking and Dagenham and Havering.

Phase one of Beam Park is now underway and we would like to invite you to view the proposed detailed design for phase two of the development and to receive an update on the wider plans for Beam Park.

TUESDAY 21ST MAY

3pm – 8pm

Mardyke Community Centre,
52 South Street, Rainham, RM13 8PJ

or

WEDNESDAY 22ND MAY

3pm – 7pm

Dagenham Library, 1 Church Elm Lane,
Dagenham, RM10 9QQ

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3,000 NEW HOMES

50% AFFORDABLE HOUSING

NEW RAILWAY STATION

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Places People Love

Countryside creates places of character and quality, designed to strengthen people's sense of belonging and build enduring value for all. We achieve this through creating new homes and neighbourhoods of lasting quality.

Our business is focused on place making which we deliver through two complementary divisions, Housebuilding and Partnerships. The Housebuilding division develops sites that provide private and affordable housing, on land owned or controlled by the Group. It operates under the Countryside and premium Millgate brands. Our Partnerships division specialises in urban regeneration of public sector land, delivering private and affordable homes by partnering with local authorities and housing associations.

L&Q

L&Q is one of the UK's leading housing associations and one of London's largest residential developers. We own or manage over 90,000 homes in London and the South East.

We build high-quality homes to meet a range of needs and incomes. We also provide services for our customers such as managing their homes and investing in local communities.

We would really like to see you at one of our consultation events on the 21st and 22nd May (full event details overleaf), however if you are unable to attend and would like more information, please contact us on 0800 148 8911 or info@beamparklondon.co.uk.

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APPENDIX B: EXHIBITION PULL-UP BANNERS

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PHASE TWO
May 2019

WELCOME

Thank you for attending this consultation on phase two of the proposals for Beam Park.

On Friday 28th September 2018, Countryside and L&Q secured planning approval for their proposals for phase one and the wider vision for Beam Park, which will create 3,000 new homes, 50% of which will be affordable, on a derelict former factory site in the London Boroughs of Barking and Dagenham and Havering.

The site, formerly home to one of the world's largest car plants, is situated between Dagenham and Rainham, close to the A13 and accessed from either the Marsh Way flyover or the A1306. Phase one of Beam Park is now underway and we are here to present the proposed detailed design for phase two of the development, alongside an overview of the wider proposals and the process so far.

The second phase of the redevelopment of Beam Park is now being brought forward. Phase two will provide more new homes, a leisure centre, a new central park, an energy centre and a multi-faith community centre.

Your feedback is important. After looking at the materials on display, please fill in a feedback form and leave it with us. Members of the team are on hand to discuss the proposals with you and answer any questions you may have.



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May 2019

THE VISION

Countryside and L&Q, supported by the Mayor of London, will deliver over 3,000 homes at Beam Park providing 50% affordable housing. This equates to 1,513 affordable homes, creating a mixed community with significant infrastructure investment.

The development will provide a new railway station, framed by a high-quality public square, as well as a medical centre, which not only serves the new residents, but also up to 7,000 people in the surrounding area.

In addition, two schools, retail spaces, a gym, nursery, community facilities, a multi-faith space, and two energy centres will also be delivered. The Beam Park station is located on the C2C line and will significantly enhance the area's direct links into Central London.

BEAM PARK WILL PROVIDE:

3,000 NEW HOMES

50% AFFORDABLE HOUSING

NEW RAILWAY STATION

NEW MEDICAL FACILITY

TWO NEW PRIMARY SCHOOLS

COMMERCIAL SPACE

MULTI-FAITH CENTRE

PUBLIC CENTRAL PARK



Birdseye CGI of phase 2

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CONSULTATION SO FAR...

Beginning in November 2016, Countryside and L&Q hosted a total of seven public consultation events across Barking and Dagenham and Havering to speak to residents about the proposals and to seek their feedback on the hybrid application (the wider vision for Beam Park) and phase one of the proposals. The proposals received widespread public support.

As a result of this consultation process, the team was able to welcome over 600 visitors to the events and receive over 237 pieces of written feedback, with further feedback being provided through the consultation website and telephone number.

Further meetings were held with local Councillors and the Leaders of both LB Barking and Dagenham and LB Havering, London Assembly members and the GLA.

8,000 NEWSLETTERS SENT

237 FEEDBACK CARDS RETURNED

OVER 600 VISITORS

7 EVENTS HELD SO FAR

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APPENDIX B: EXHIBITION PULL-UP BANNERS

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PHASE TWO
May 2019

MOVING FORWARD

PHASE ONE

The detailed phase one applications for Beam Park was granted planning permission in September 2018 and provides for:

600 NEW HOMES

NEW MEDICAL FACILITY

RETAIL SPACE & STATION

NEW RAILWAY STATION

PHASE TWO

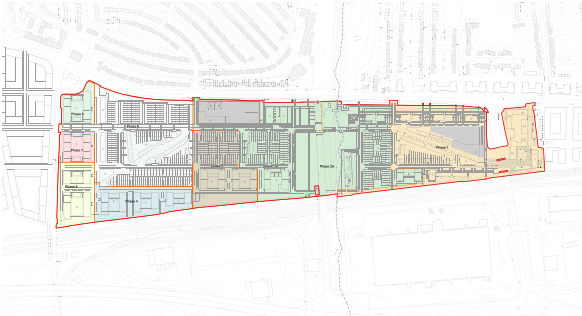
We are now consulting on the proposed detailed design for phase two of the development which includes:

NEW HOMES

PUBLIC CENTRAL PARK

MULTI-FAITH CENTRE

NEW LEISURE CENTRE



Indicative phasing plan

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May 2019

DESIGN & LAYOUT

PHASE 2B

The phase 2B development proposal is part of the phased transformation of Beam Park from a brownfield site into an attractive, well connected, sustainable place for people to live, work and socialise, helping to regenerate the surrounding area and London Riverside.

Proposals relate to residential use located within plots S, N, 8, and Z together with a portion of the new 3-hectare Park straddling both the Borough of Havering and the Borough of Barking and Dagenham. 2, 3 and 4 bedroom houses will be provided within plot 8.


Two residential apartment buildings (plots N, S) contain public amenity in the form of 800 sqm Multi-faith centre in plot S and a 600 sqm Leisure centre in Plot N. Both facilities are located on the edges of the new public park and provide active frontages to the public realm setting and maximising views across the park.

Plot N has been changed from houses into a residential apartment building. The benefits include, providing more homes sooner in the development and moving the leisure facility and CHP from phase 3 to 2b. The new block additionally provides an acoustic barrier for the railway line.

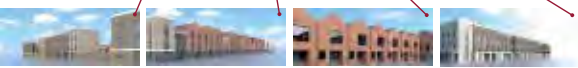
The CHP will be contained within the base of plot N and provide heat and power for phase 2B and the later phases.

The landscape and public realm strategy builds upon the variety of landscape character areas consented in the outline development to provide quality linkages through the site with a robust green infrastructure network. Over half of the original masterplan is designated as publicly accessible open space. The streets and green spaces reinforce and lead to a new 3ha public park which straddles the River Beam creating a gateway between LBH and LBBD.

Below is the illustrative masterplan with Phase 2B outlined in more detail alongside indicative images of the buildings proposed:



Phase 2B illustrative masterplan



Indicative view of homes being delivered in Phase 2B

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PHASE TWO
May 2019

DESIGN & LAYOUT

PHASE 2B

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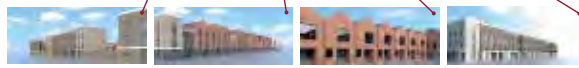
The CHP will be contained within the base of plot N and provide heat and power for phase 2B and the later phases.

The landscape and public realm strategy builds upon the variety of landscape character areas consented in the outline development to provide quality linkages through the site with a robust green infrastructure network. Over half of the original masterplan is designated as publicly accessible open space. The streets and green spaces reinforce and lead to a new 3ha public park which straddles the River Beam creating a gateway between LBH and LBBD.

Below is the illustrative masterplan with Phase 2B outlined in more detail alongside indicative images of the buildings proposed:



Phase 2B illustrative masterplan



Indicative view of homes being delivered in Phase 2B

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APPENDIX B: EXHIBITION PULL-UP BANNERS

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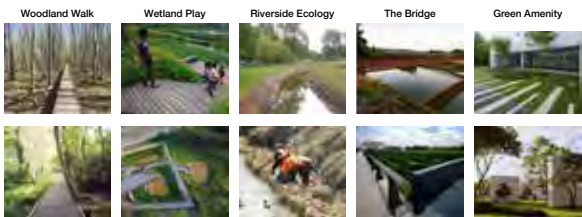
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May 2019

NEW CENTRAL PARK

Phase 2 will provide a new 3-hectare Park straddling both the Borough of Havering and the Borough of Barking and Dagenham.



Central Park amenity space strategy



Indicative images of Central Park

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PHASE TWO
May 2019

NEXT STEPS

These proposals will form the basis of a full planning application to be submitted in June 2019. We would like to hear what you think about our plans. There are many ways to provide feedback:

- Fill out a feedback form and leave it with us
- Email us at info@beamparklondon.co.uk
- Call our freephone number information line on **0800 148 8911**



Countryside creates places of character and quality, designed to strengthen people's sense of belonging and build enduring value for all. We achieve this through creating new homes and neighbourhoods of lasting quality.

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We build high-quality homes to meet a range of needs and incomes. As a successful social business, our role goes beyond providing homes and services. We are a long term stakeholder investing in the local communities where we work.

THANK YOU
FOR ATTENDING OUR CONSULTATION!

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APPENDIX C: EXHIBITION FEEDBACK FORMS

BEAMPARK

GREATERLONDONAUTHORITY

PHASE TWO

May 2019

Name:

Phone:

Email:

Address:

What are your thoughts on phase two of the proposals for Beam Park?

What are your priorities for phase two as the proposals progress?

☐ I support the proposals for redevelopment of Beam Park.

☐ I'm happy to be kept informed about updates to the planning application using my details above.

This information is being collected on behalf of Countryside and L&Q and will be shared with them and the project team, securely stored and destroyed at the end of the planning process. All written feedback will be anonymised and shared with the London Boroughs of Barking and Dagenham and Havering. For further information about how we hold and use your data and your rights under General Data Protection Regulations please visit www.beamparklondon.co.uk/privacy-cookies.

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APPENDIX D: VERBATIM FEEDBACK

1. WHAT ARE YOUR THOUGHTS ON PHASE TWO OF THE PROPOSALS FOR BEAM PARK?

Responses

- Parks - com - hub removebale stage - for outside theatre. Small wooden - huts. Colourful just like (Christmas shop) - To use for people to show their work, food, painting ARTS. Etc.
- In all I think it fits in well with the area. We need more houses. It seems that we are going back to building high rise that haven't been a good idea in the past.
- The ecology may benefit from having trees that absorb CO2 NO2 PM10. Parking will become an issue
- Great that the development is coming, will liven up the area but concerned about the density - 15-16 floors is too high!
- Pleased to see plenty of green space and the buildings looking different to each other.
- OK
- Over all very good
- Why build a ghetto to replace a ghetto
- Looks good. I like the green spaces.

The buildings look industrial on plan. Has drainage/sewerage been fully thought through as to where waste will go. Parking was cause issues in the longer term.

- The buildings do not look very attractive Places of worship? Locations of supervised, toddler play and teenage football, cricket, etc.

2. WHAT ARE YOUR PRIORITIES FOR PHASE TWO AS THE PROPOSALS PROGRESS?

Responses

- Not to high flats
- Like the park and open space. We all need to unwind after working.
- That all the stated infrastructure is built on the site and no reduction in the 20% social
- Rent homes. Invite community to events during building to create a cohesive community
- Parking. Retail. Smartening up the New Road
- Beam Park station needs to be in place soon to help with the workforce commute.
- Everything seems ok
- More information on schools - who will run them? LA or Academy?
- I like the plans from the services viewpoint and garden wetlands etc. No real prioritiesfor me.
- The 1306 Rd is often at a standstill now. I dread to think what it will be like when this amount of cars arrives

