

# Hello and welcome!

Thank you for coming along to view Sanctuary's proposed plans for the Laindon Town Centre Regeneration. We're proud to be working with the community to create a vibrant community hub for everyone to enjoy.

**Joining us for the first time today? Here's some background information on what's happened with the scheme to date.**

**2018** → **2021** → **2022** → **2023**

Planning permission granted to Swan for the regeneration of Laindon town centre to create new homes, a new high street, and an expanded new health centre.

Regeneration paused as two new planning applications were needed – one to make changes to the highways design required by Essex County Council and the other to change the building method for the homes to meet updated building regulations.

The project was further stalled after Swan encountered financial difficulties.

Sanctuary took over Swan.

Sanctuary is now working with Swan to deliver the regeneration and create a new town centre.

Since our community event in July, we have been using the feedback from over 500 local people to develop detailed plans that meet community needs and remove unnecessary build costs, so the project is financially viable.

**We're pleased to be able to share these updated plans with you today and we'd love to hear what you think.**

What do you like about the plans?

Is there anything you'd like to see that isn't included in the plans?

What shops would you like us to approach about coming to Laindon?



**Fill out a feedback form or share your feedback online. Scan the QR code or visit [www.sanctuary.co.uk/laindon](http://www.sanctuary.co.uk/laindon)**

# Who is Sanctuary?

- › We are one of the largest housing associations in the UK.
- › We provide housing and care to more than 250,000 customers.
- › We manage around 120,000 homes, including almost 9,000 in Essex.  
**These include:**



**80,000**

social and affordable homes



**Around 650**

supported schemes



**Around 110**

residential care homes



**More than 11,000**

rooms of student accommodation



- › We are financially strong.
- › We are not for profit; we invest our income into our homes and communities.
- › We are already a leading housing association working in Essex and the South East.
- › We have pledged to halve our carbon emissions by 2030 and are leading the way on sustainability in our sector.

# Our promises

1



We will complete the Laindon regeneration.

2



**The scheme we build will include:**

- › local shops including a new Lidl and new shop units for local retailers.
- › an option for an improved medical centre.
- › a fitting setting for your war memorial and historic Laindon fountain.
- › managed parking.

3



The scheme we build won't increase the heights of the scheme beyond existing planning permission and will have fewer homes than currently approved. It may include less or a small number more.

4



We will listen to your feedback.

5

We will get any updated planning permissions needed so we can start work as soon as possible.



# Proposed plans – overview

We have listened to your feedback and the new scheme will include 15 local shops plus a new Lidl, a Sanctuary office, managed parking, public spaces to house your war memorial and fountain, as well as new high-quality homes with parking.

Thank you for sharing your feedback on what you'd like to see in the scheme. A lot of people said the same things and we have taken your feedback into account in creating our proposed plans.



## You said...

“We need more affordable houses for local families.”

“We want these homes to have car parking.”

“We don't want skyscrapers. They're unsightly”

“We need local shops as we're having to go outside Laindon to do our shopping, which is expensive.”

“We've been left without local services for a long time.”



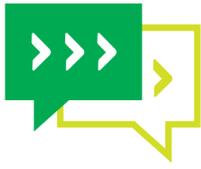
## Our proposed plans

The scheme will provide new, high-quality affordable flats and houses, with a mixture of social/affordable rent and Shared Ownership available. There will be one parking space per flat and two parking spaces per house. Visitor parking will also be provided.

The scheme isn't any taller than Swan's previously approved planning permission.

There will be retail space for 15 new local shops (including Templeman Opticians and Well Pharmacy) as well as a larger Lidl.

We're confident that the remaining shop units will attract a variety of new businesses, providing the local community with much-needed local services.



## You said...

“We want parking that is close to Lidl and the other shops.”

“This needs to be managed so that people can’t use it for commuting.”

“Our war memorial is important as it honours local heroes. It needs to be in an accessible public area.”

“Make sure you keep our fountain and war memorial as these are important to local people.”

“We’d like some sort of shared outdoor space.”



## Our proposed plans

There’ll parking spaces near the shops, including disabled bays. The parking will be monitored to ensure it isn’t misused by commuters.

The scheme will put the war memorial and historic Laindon fountain at its heart.

A well-managed urban park with grass, trees and benches will create a hub for local people.

## WILL YOU HAVE TO DEMOLISH ANY OF THE STRUCTURES CURRENTLY ON SITE?

We’re consulting with Building Control on this. The plans may require the demolition of some constructed stair cores. Otherwise, we can use the existing structure to deliver the scheme. This will make the scheme faster and financially viable to complete.

# A local shopping hub

The proposed plans for the new homes are for a fully affordable scheme that will meet local housing and community need:



15 new local shops (including Templeman Opticians and Well Pharmacy).

A larger Lidl.

The main shopping area will be for pedestrians only.

Variety of shops, including the potential for cafes, shops and services such as a beauty salon. An option for a new, expanded medical centre.

Support for local businesses wanting to locate in the new shopping hub.

Parking for shoppers beside the shops and at Lidl.

The shops will be designed to have a similar look and feel to create a sense of unity in the design.

**When sharing your feedback, we'd like to know what shops you would like us to approach about coming to Laindon.**

# High quality public spaces



The scheme will put your war memorial and historic Laindon fountain at its heart.



A well-managed urban park with grass, trees and benches will create a hub for local people. The park will be positioned on top of the podium, between the flats and houses.



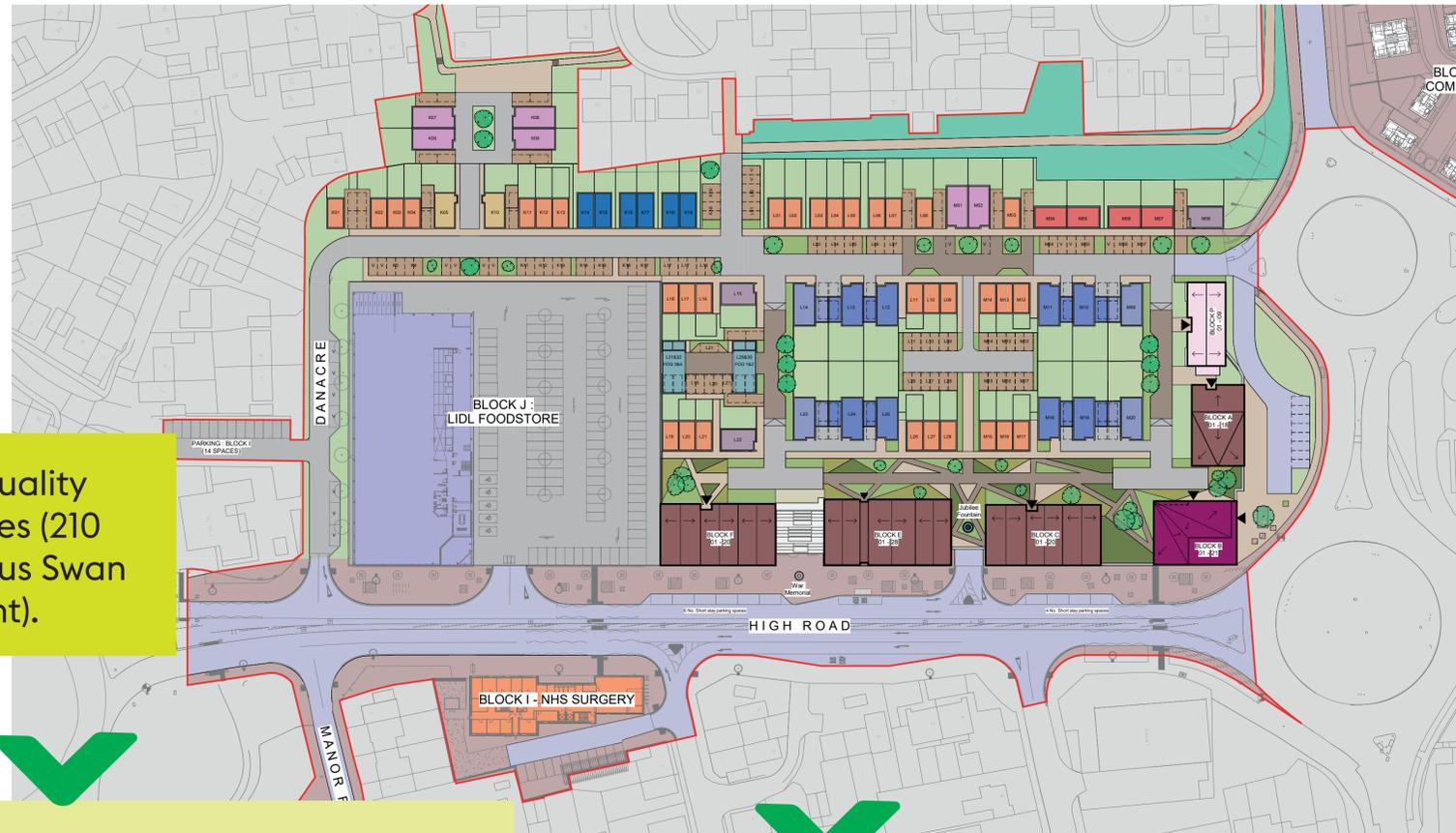
Improved public lighting, new paving and street furniture such as benches will create a safe, accessible, and attractive shared space for people to live, work and shop.



A mixture of planting to enhance the green space and increase biodiversity.

# New Homes

The proposed plans for the new homes are for a fully affordable scheme that will meet local housing and community need:



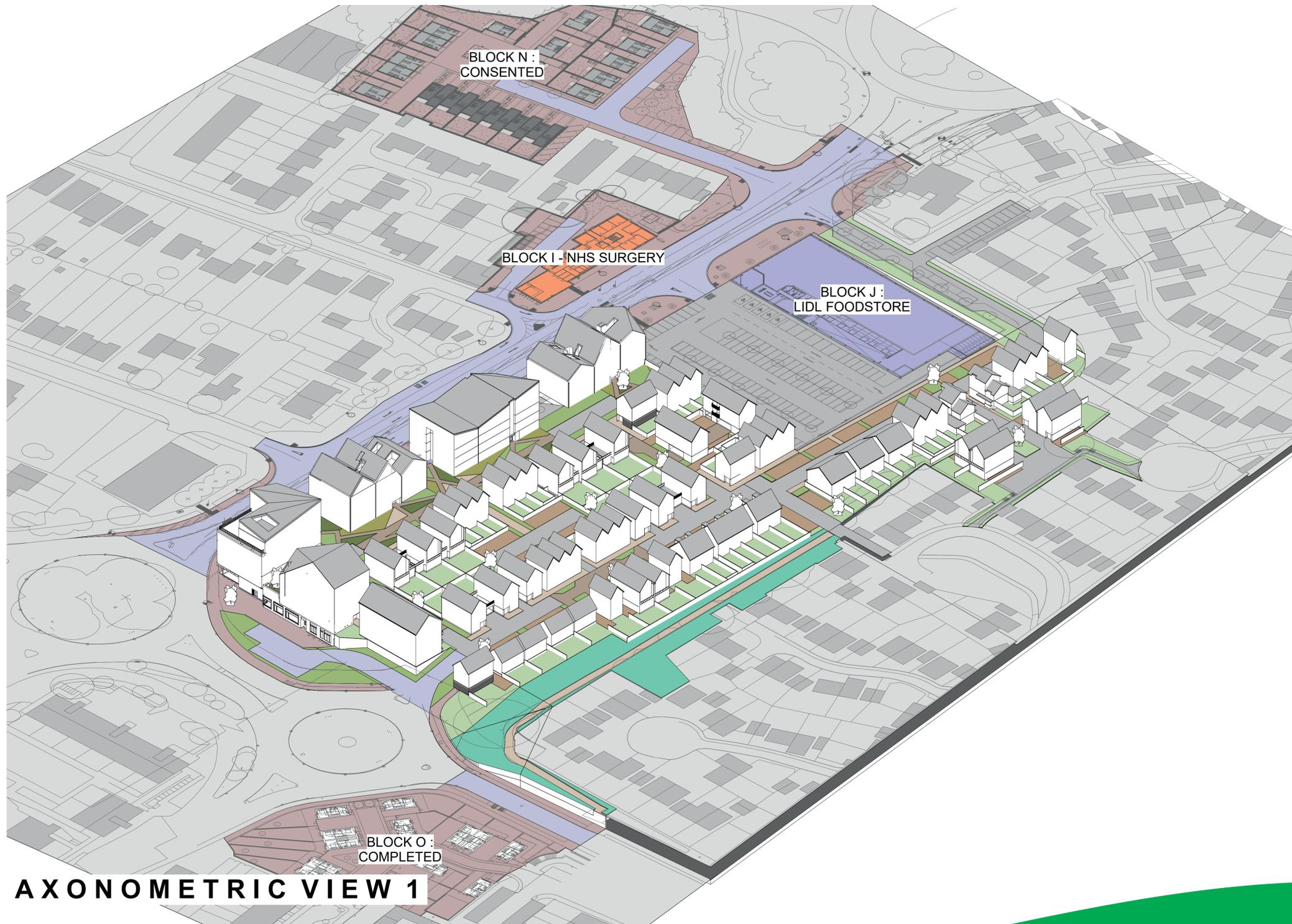
205 new, high-quality affordable homes (210 homes in previous Swan planning consent).

Approximately 50% social and affordable rent, 50% affordable ownership (a significant increase in affordable homes compared to previous Swan planning consent).

The buildings will not be any taller than the previous Swan planning consent.

One parking space per flat  
Two parking spaces per house  
Visitor parking  
Parking will be provided beside the houses that are positioned on top of the podium.

We've reduced the amount of cladding and introduced more brick to make the buildings look more traditional, in keeping with your local area.



**AXONOMETRIC VIEW 1**

# Next steps

- › The main scheme will require a new planning application. We will use the feedback you give us on the proposed plans that we have shown you today to create final plans for the scheme. We will then submit a new planning application by winter 2024.
- › In the meantime, we will start work! You will first see us working on the highways, starting in **December 2023** so Lidl can begin building its new store.

## WHEN WILL THE SCHEME BE FINISHED?

We're committed to delivering this scheme for the community. It's too early to estimate a completion date. We will keep you updated on our progress throughout the project.

## ESTIMATED TIMELINE



Stay up-to-date with our progress at [www.sanctuary.co.uk/laindon](http://www.sanctuary.co.uk/laindon)

Sanctuary