

PADCROFT WORKS

Statement of Community Involvement

Redrow Homes Limited

Consultation period: 5 January 2026 to 4 February 2026

This Statement of Community Involvement summarises the approach to the Padcroft Works public consultation and presents the key outcomes from feedback received via the project website.

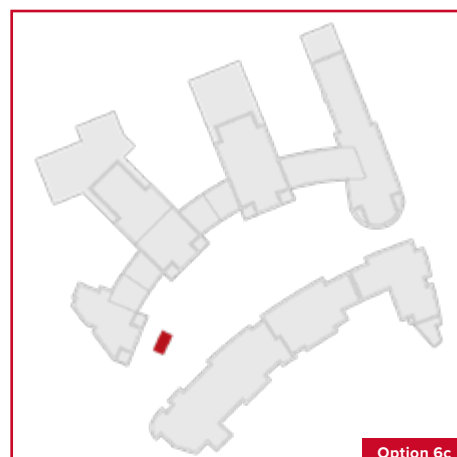
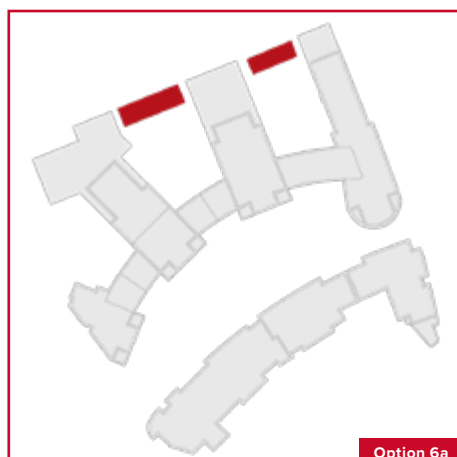
The consultation focused on improving bin and recycling storage on site. Since Padcroft Works was completed in 2017, a shortage of bin storage capacity has been identified, in part due to electrical plant and meters being installed within some bin store areas. Redrow has been working with specialists and the Local Planning Authority to explore realistic ways to improve waste and recycling facilities and capacity for residents.

What was consulted on

Following a review of options and impacts, two practical solutions were shortlisted for resident feedback to increase bin storage capacity.

- > **Option 6a:** Repurpose underused cycle stores in the northern courtyards for additional bins (up to 10 extra bins; 26 cycle spaces lost).
- > **Option 6c:** Repurpose part of the central cycle store for new bin storage (up to 10 extra bins; 18 cycle spaces lost).

Both options would retain existing waste collection arrangements. The proposals explained why some cycle parking would be affected and noted that, even with changes, the site would continue to provide more cycle parking than required by planning policy.



Consultation approach

The public consultation was delivered online via the Padcroft Works project website (<https://padcroftworks.co.uk/>), see appendix for screenshots of the website. Residents could review the background, view the shortlisted options and supporting documents, and submit a response through the consultation form.

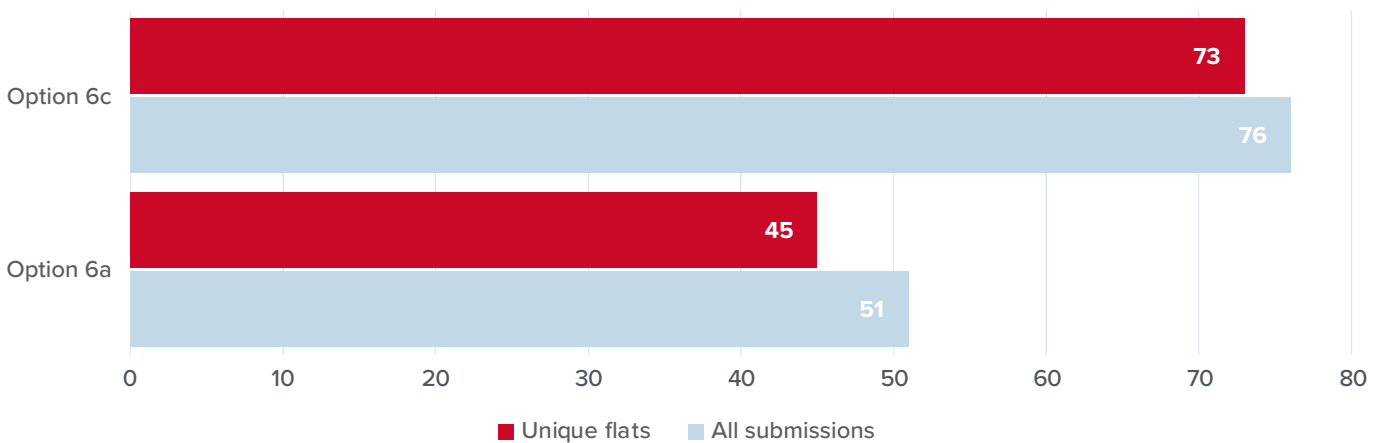
To promote the consultation and direct residents to the website, 350 leaflets (see Appendix 2) advertising the website were distributed on site by the on site team.

Responses were submitted through the website form. The dataset records the preferred option selected and the submission date, alongside flat and block identifiers that allow results to be reviewed at both estate wide and block level. The complete data can be found in Appendix 3.

Results of the consultation

A total of 127 submissions were received through the website.

When repeat submissions are removed by counting the latest submission per flat and block, this represents 118 unique responding flats.



Overall preference, all submissions

- > Option 6c: 76 of 127 submissions (59.8 per cent).
- > Option 6a: 51 of 127 submissions (40.2 per cent).

Overall preference, unique responding flats

- > Option 6c: 73 of 118 unique flats (61.9 per cent).
- > Option 6a: 45 of 118 unique flats (38.1 per cent).

Repeat submissions

A small number of flats submitted more than once. Where a flat submitted more than once, the latest submission is used when reporting unique responding flats. Repeat submissions were identified for the following flats:

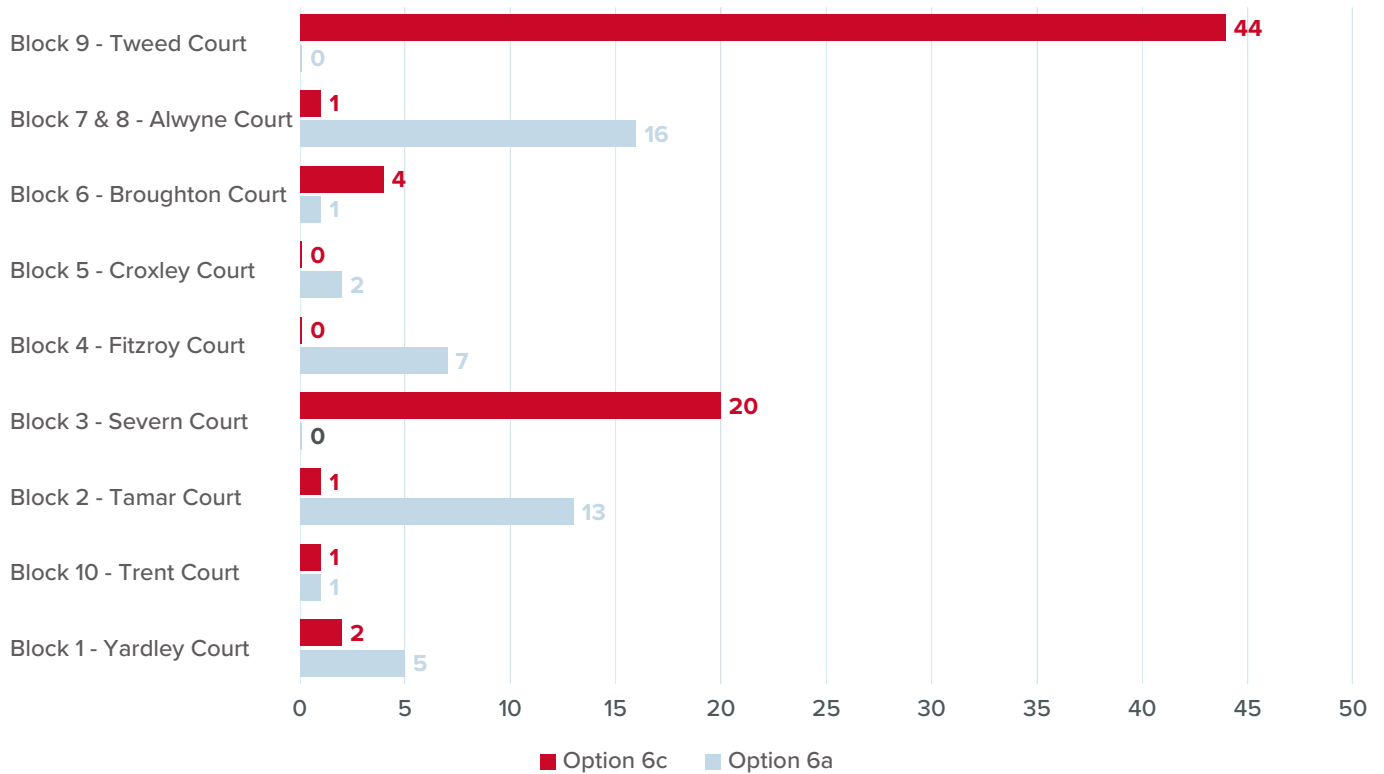
- > Flat 19, Block 2 Tamar Court (3 submissions).
- > Flat 9, Block 2 Tamar Court (3 submissions, changed from Option 6a to Option 6c).
- > Flat 24, Block 5 Croxley Court (2 submissions, changed from Option 6c to Option 6a).
- > Flat 62, Block 7 and 8 Alwyne Court (2 submissions).
- > Flat 15, Block 3 Severn Court (2 submissions).
- > Flat 29, Block 7 and 8 Alwyne Court (2 submissions).
- > Flat 28, Block 7 and 8 Alwyne Court (2 submissions).

Effect of repeat submissions

Repeat submissions did not change the final outcome and only mildly affected the percentages. When all submissions are counted, Option 6c is 59.8 per cent. When only unique flats are counted using the latest submission, Option 6c is 61.9 per cent. The overall preference did not change.

Block level results and themes

Preferences varied strongly by block, with several blocks showing a clear majority for one option. The clearest patterns in the feedback received through the website are summarised below.



- > Tweed Court recorded 44 responses with 100 per cent selecting Option 6c.
- > Severn Court recorded 21 responses with 100 per cent selecting Option 6c.
- > Fitzroy Court recorded 7 responses with 100 per cent selecting Option 6a.
- > Alwyne Court recorded 20 responses with 95 per cent selecting Option 6a.
- > Tamar Court recorded 18 responses with 88.9 per cent selecting Option 6a.
- > Broughton Court recorded 5 responses with 80 per cent selecting Option 6c.

How feedback will be used and next steps

All feedback received through the public consultation form will be reviewed and will help inform the next stage of the project, including refinement of the proposals. Updates will be shared on the project website as the project progresses.

Appendix 1:

Consultation Website

Please have your say before **4th February 2026**. [Click here to vote now](#)

REDROW WELCOME BACKGROUND PROPOSALS DOCUMENTS **HAVE YOUR SAY**

WELCOME TO PADCROFT WORKS

DECIDE ON THE FUTURE BIN STORAGE AT PADCROFT WORKS

We're looking to improve waste and recycling storage at Padcroft, and your views matter. Residents are being invited to help choose the best way forward for waste and recycling storage on site.

Redrow has been working with specialists and the Local Planning Authority to explore the best ways to make bin storage easier and more convenient for everyone who lives here.

Please take a look at the proposals and have your say!

- Background & why change is needed →
- See the proposals & options explored →
- View the available documents →
- Have your say, vote now →

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WHY CHANGE IS NEEDED

Background

Padcroft Works was completed in 2017 following several planning permissions. Over time, a lack of bin storage space has been identified due to electrical plant being installed in some bin store areas.

Putting Residents First

Redrow is committed to making Padcroft a great place to live for everyone. As part of that commitment, we regularly review how the development is working in practice and listen to residents' feedback about everyday challenges.

What's Happened?

- **Original Design & Challenges:** The original plans for Padcroft included bin stores sized for the needs of all residents. However, during construction, it became necessary to install electrical equipment (plant and meters) in some of these storage areas due to space limitations elsewhere in the building.
- **Impact:** It has led to a shortage of bin storage capacity and issues with access in some parts of Padcroft.
- **Supply:** Since Padcroft Works was completed, Redrow has continued to monitor how the development is working for residents. As needs have changed, it's become clear that additional bin storage would help improve day-to-day life at Padcroft.

Why Not Just Move the Electrical Plant?

Experts have examined whether it would be possible to relocate the electrical plant and meters from the bin stores. Unfortunately, this would mean significant construction work throughout the building, disrupting every resident, with lengthy power outages and even loss of internet and security systems. Every flat would need to be accessed and, in many cases, internal re-wiring or cupboard changes would be needed. This simply isn't practical, fair, or safe for residents.

Listening & Acting

Redrow is working closely with the council, engineers, and resident feedback to find realistic and lasting solutions. We want to be fully transparent with all residents about the options considered, why some ideas are not viable, and how your input will help decide the way forward. Your voice matters in shaping the outcome.

What's Next?

To make sure that the final solution works for everyone, we're now presenting all residents with the information, options, and the chance to help choose what happens next.

[See the proposals & options explored](#) →

WHAT ARE THE OPTIONS?

Proposals

A full review considered many options, and only those that are practical and cause minimal disruption to residents have been taken forward. These are being presented to residents for feedback.

Putting Residents First

Redrow is committed to making Padcroft Works a great place to live for everyone. As part of that commitment, we regularly review how the development is working in practice and listen to residents' feedback about everyday challenges.

- **Do nothing / more efficient management:** Not enough to meet future needs or council requirements.
- **More frequent waste collections:** Increases service costs for residents in the long run.
- **Compacting bins / bigger bins:** Not enough space for bigger bins and compactors need extra equipment.
- **Build new bin stores:** Would mean less public space for everyone.
- **Move plant equipment:** Not feasible due to major disruption.

Shortlisted Options for Consultation

- **Option 6a:** Repurpose underused cycle stores in the northern courtyards for additional bins.
 - Would provide space for up to 10 extra bins.
 - Would reduce cycle parking by 26 spaces.
 - Cycle parking surveys show less than a third of spaces are actually used (98 of 326 used at last count).
 - Collection will be undertaken as existing.
- **Option 6c:** Repurpose part of the central cycle store for new bin storage.
 - Also provides space for up to 10 extra bins.
 - Would reduce cycle parking by 18 spaces.
 - This area is well-used, but overall, the site still provides more cycle parking than is required by planning policy.
 - Collection will be undertaken as existing.

Why cycle parking is affected

Even with the changes, Padcroft Works will have nearly three times more cycle parking spaces than there are bikes stored on site. The council has confirmed this is acceptable and future extra cycle parking can be provided if demand increases.

Option	Extra bin spaces	Cycle spaces lost	Impact on site
6a	Up to 10	26	Uses underutilised northern cycle stores
6c	Up to 10	18	Uses some central cycle parking

[Have your say, vote now](#) →

Please have your say before **4th February 2026**. [Click here to vote now](#)



[WELCOME](#)

[BACKGROUND](#)

[PROPOSALS](#)

[DOCUMENTS](#)

[HAVE YOUR SAY](#)

DOCUMENTS

CATEGORY: START DATE: END DATE: SEARCH: SORT BY:

TYPE	DOCUMENT	DATE	SIZE	DOWNLOAD
	Consultation invitation	17 December 2025	309.38 KB	
	Proposed Plan Central Courtyard	2 June 2025	82.22 KB	
	Existing Plan Central Courtyard	2 June 2025	129.87 KB	
	Proposed Plan North West Courtyard	2 May 2025	138.22 KB	
	Proposed Plan North East Courtyard	2 May 2025	103.85 KB	
	Existing Plan North East Courtyard	2 May 2025	99.00 KB	
	Consented & Existing Plan North West Courtyard	2 May 2025	145.19 KB	
	Option 6c	5 February 2025	4.65 MB	
	Option 6a	5 February 2025	4.68 MB	
	Existing Site	8 September 2016	4.58 MB	

VOTE ON YOUR PREFERRED OPTION

Have Your Say

Redrow wants to hear your view before anything is finalised. Please choose which option you feel is best for the community.

Option summaries

- **Option 6a:** Use part of the northern cycle stores for extra bin storage. Reduces cycle parking by 26 spaces, but these areas are underused.
- **Option 6c:** Use part of the central cycle store for extra bins. Reduces cycle parking by 18 spaces, in a more central location.

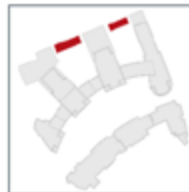
Next Steps

Once the vote closes, the most popular solution will be submitted for council approval via a Section 73 planning application to enable the changes to be assessed and determined by the council. Redrow will keep all residents informed about what happens next.

Flat Number *(Required)*

Block Name *(Required)*

Please select your preferred option below (images are for reference only): *(Required)*



Option 6a



Option 6c

[SUBMIT YOUR VOTE](#)

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Consultation Leaflet



IMPROVING THE BIN AND RECYCLING FACILITIES

Since Padcroft Works was completed in 2017, it has become clear that there is a need for additional bin storage on site to cater for the needs of residents. Whilst Redrow have implemented a management strategy to ensure adequate access to bins, they have also been working with specialists and the Local Planning Authority to explore ways to improve the bin and recycling facilities and capacity for everyone living in the Padcroft Works community.

Following a full review of potential options and impacts, we have shortlisted two solutions to increase bin storage within the site and we would like your input now to help us choose the best solution for you.

Your feedback will help shape the future of Padcroft Works, don't miss your chance to get involved!

Please visit padcroftworks.co.uk (or scan the QR code) to find out more about the proposals and to have your say before **4th February 2026**.



Appendix 3:

Complete Results

Flat Number	Block Name	Please select your preferred option.	
		Option 6a	Option 6c
16	Block 1 – Yardley Court	Option 6a	
Flat 9	Block 2 - Tamar Court		Option 6c
1	Block 10 – Trent Court	Option 6a	
45	Block 9 - Tweed Court		Option 6c
44	Block 7 and 8 - Alwyne Court		Option 6c
43	Block 9 - Tweed Court		Option 6c
42	Block 9 - Tweed Court		Option 6c
41	Block 9 - Tweed Court		Option 6c
40	Block 9 - Tweed Court		Option 6c
39	Block 9 - Tweed Court		Option 6c
38	Block 9 - Tweed Court		Option 6c
37	Block 9 - Tweed Court		Option 6c
36	Block 9 - Tweed Court		Option 6c
35	Block 9 - Tweed Court		Option 6c
34	Block 9 - Tweed Court		Option 6c
33	Block 9 - Tweed Court		Option 6c
32	Block 9 - Tweed Court		Option 6c
31	Block 9 - Tweed Court		Option 6c
30	Block 9 - Tweed Court		Option 6c
29	Block 9 - Tweed Court		Option 6c
28	Block 9 - Tweed Court		Option 6c
27	Block 9 - Tweed Court		Option 6c
26	Block 9 - Tweed Court		Option 6c
25	Block 9 - Tweed Court		Option 6c
24	Block 9 - Tweed Court		Option 6c
23	Block 9 - Tweed Court		Option 6c
22	Block 9 - Tweed Court		Option 6c
21	Block 9 - Tweed Court		Option 6c
20	Block 9 - Tweed Court		Option 6c
19	Block 9 - Tweed Court		Option 6c
18	Block 9 - Tweed Court		Option 6c
17	Block 9 - Tweed Court		Option 6c

Flat Number	Block Name	Please select your preferred option.	
		Option 6a	Option 6c
16	Block 9 - Tweed Court		Option 6c
15	Block 9 - Tweed Court		Option 6c
14	Block 9 - Tweed Court		Option 6c
13	Block 9 - Tweed Court		Option 6c
12	Block 9 - Tweed Court		Option 6c
11	Block 9 - Tweed Court		Option 6c
10	Block 9 - Tweed Court		Option 6c
9	Block 9 - Tweed Court		Option 6c
8	Block 9 - Tweed Court		Option 6c
7	Block 9 - Tweed Court		Option 6c
6	Block 9 - Tweed Court		Option 6c
5	Block 9 - Tweed Court		Option 6c
4	Block 9 - Tweed Court		Option 6c
3	Block 9 - Tweed Court		Option 6c
2	Block 9 - Tweed Court		Option 6c
1	Block 9 - Tweed Court		Option 6c
21	Block 3 – Severn Court		Option 6c
20	Block 3 – Severn Court		Option 6c
19	Block 3 – Severn Court		Option 6c
18	Block 3 – Severn Court		Option 6c
17	Block 3 – Severn Court		Option 6c
16	Block 3 – Severn Court		Option 6c
15	Block 3 – Severn Court		Option 6c
15	Block 3 – Severn Court		Option 6c
14	Block 3 – Severn Court		Option 6c
13	Block 1 – Yardley Court		Option 6c
12	Block 3 – Severn Court		Option 6c
11	Block 3 – Severn Court		Option 6c
10	Block 3 – Severn Court		Option 6c
9	Block 3 – Severn Court		Option 6c
8	Block 3 – Severn Court		Option 6c
7	Block 3 – Severn Court		Option 6c
6	Block 3 – Severn Court		Option 6c
5	Block 3 – Severn Court		Option 6c
4	Block 3 – Severn Court		Option 6c
3	Block 3 – Severn Court		Option 6c

Flat Number	Block Name	Please select your preferred option.	
		Option 6a	Option 6c
2	Block 3 – Severn Court		Option 6c
1	Block 3 – Severn Court		Option 6c
19	Block 2 - Tamar Court	Option 6a	
62	Block 7 and 8 - Alwyne Court	Option 6a	
Flat 62	Block 7 and 8 - Alwyne Court	Option 6a	
42	Block 7 and 8 - Alwyne Court	Option 6a	
Flat 25	Block 1 – Yardley Court		Option 6c
Flat 9	Block 2 - Tamar Court		Option 6c
Flat 36	Block 1 – Yardley Court	Option 6a	
19	Block 4 – Fitzroy Court	Option 6a	
27	Block 4 – Fitzroy Court	Option 6a	
25	Block 4 – Fitzroy Court	Option 6a	
12	Block 10 – Trent Court		Option 6c
19	Block 2 - Tamar Court	Option 6a	
29	Block 7 and 8 - Alwyne Court	Option 6a	
29	Block 7 and 8 - Alwyne Court	Option 6a	
28	Block 7 and 8 - Alwyne Court	Option 6a	
27	Block 7 and 8 - Alwyne Court	Option 6a	
28	Block 7 and 8 - Alwyne Court	Option 6a	
26	Block 7 and 8 - Alwyne Court	Option 6a	
23	Block 7 and 8 - Alwyne Court	Option 6a	
21	Block 7 and 8 - Alwyne Court	Option 6a	
19	Block 7 and 8 - Alwyne Court	Option 6a	
18	Block 7 and 8 - Alwyne Court	Option 6a	
16	Block 7 and 8 - Alwyne Court	Option 6a	
14	Block 7 and 8 - Alwyne Court	Option 6a	
12	Block 7 and 8 - Alwyne Court	Option 6a	
10	Block 7 and 8 - Alwyne Court	Option 6a	
7	Block 7 and 8 - Alwyne Court	Option 6a	
12	Block 6 – Broughton Court	Option 6a	
3	Block 1 – Yardley Court	Option 6a	
20	Block 6 – Broughton Court		Option 6c
1	Block 7 and 8 - Alwyne Court	Option 6a	
20	Block 2 - Tamar Court	Option 6a	
19	Block 2 - Tamar Court	Option 6a	
18	Block 2 - Tamar Court	Option 6a	

Flat Number	Block Name	Please select your preferred option.	
		Option 6a	Option 6c
17	Block 2 - Tamar Court	Option 6a	
16	Block 2 - Tamar Court	Option 6a	
15	Block 2 - Tamar Court	Option 6a	
14	Block 2 - Tamar Court	Option 6a	
13	Block 2 - Tamar Court	Option 6a	
12	Block 2 - Tamar Court	Option 6a	
11	Block 2 - Tamar Court	Option 6a	
9	Block 2 - Tamar Court	Option 6a	
8	Block 2 - Tamar Court	Option 6a	
7	Block 2 - Tamar Court	Option 6a	
6	Block 2 - Tamar Court	Option 6a	
22	Block 5 – Croxley Court	Option 6a	
24	Block 5 – Croxley Court	Option 6a	
5	Block 1 – Yardley Court	Option 6a	
Flat 8	Block 1 – Yardley Court	Option 6a	
26	Block 4 – Fitzroy Court	Option 6a	
24	Block 6 – Broughton Court		Option 6c
8	Block 6 – Broughton Court		Option 6c
6	Block 4 – Fitzroy Court	Option 6a	
11	Block 4 – Fitzroy Court	Option 6a	
24	Block 5 – Croxley Court		Option 6c
5	Block 6 – Broughton Court		Option 6c
4	Block 4 – Fitzroy Court	Option 6a	