

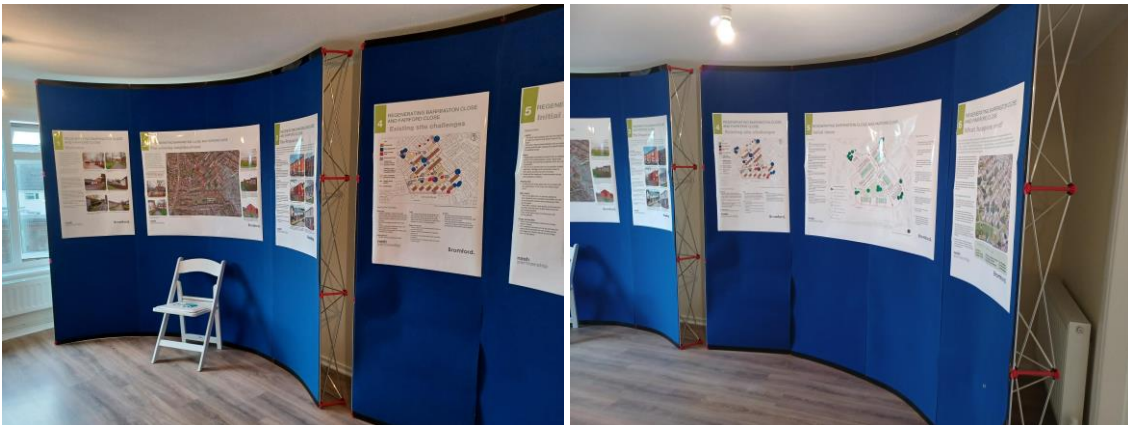
Bromford.

Barrington Close & Fairford Close, Kingswood - Regeneration Project

Statement Of Community Involvement

1. In February 2022 we held a drop in event for Bromford customers and leaseholders living within the proposed regeneration site to introduce members of the team from Bromford and the architects, Nash Partnership, to present our first thoughts on a layout for the proposed regeneration. Bromford customers and leaseholders were invited to give feedback on the proposal, impart any local knowledge that may help us to progress our designs as well as give views on the site as it is now and what they want from the proposed regeneration. The following is a summary of the feedback received.
 - Positive support for alternative types and sizes of dwelling.
 - Lots of anecdotal discussion on anti-social behaviour and potential mitigation of it.
 - A preference for the new homes to have a modern appearance.
 - Strong preference for parking to be well overlooked, level and close to the new homes.
 - Private, usable gardens for the houses positively received.
 - Proposal for a new north-south pedestrian route linking Fairford Close and Barrington Close met with support.

This feedback was instrumental in the development of proposals and concepts for the site. The information posters displayed at the event are appended at Appendix 1.



Photos from drop in event, February 2022

2. Over the months that followed we undertook surveys and investigations on the site and wrote to customers and leaseholders advising what surveys would be taking place and what they meant for them.
3. In January 2023 we wrote to Bromford customers living in properties proposed for redevelopment to advise them that we would shortly be commencing their decanting and rehousing. We subsequently met with Bromford customers individually to update their housing needs and preferences and discuss any concerns they had. A copy of this letter is appended at Appendix 2. Consultation with Bromford customers has and continues to be ongoing whilst we support them to find a replacement home.

- On 18 October 2023 we held a drop-in event at Barrington Close for Bromford customers, neighbours and stakeholders to view our plans for the proposed redevelopment of Barrington Close and Fairford Close ahead of submission of a detailed planning application. The information posters displayed at the event are appended at Appendix 3. A total of 27 visitors signed in at the drop-in event and we received written feedback from 22 people at or after the event. Overall the principle of regenerating the site was well received as well as the design of the proposed site layout, the proposed house types and the appearance of the new homes. In response to less positive comments received at the consultation event and subsequently in writing, Bromford replied to all attendees, neighbours and stakeholders. A copy of this letter is appended at Appendix 4.



Photo from drop in event, October 2023

- On 31 October 2023 we met separately with homeowners of 2-6 Fairford Close (evens) and 42-48 Frys Hill (evens) to discuss the proposals in more detail, in particular in relation to the block of one-bedroom flats proposed in the north of the site. The ten attendees raised concerns around overlooking, the loss of the car parking area to the rear of 1-15 Fairford Close and dust and noise created by demolition and construction. Bromford carefully considered the points raised during the meeting and in writing and subsequently sent a written response. A copy of the letter and enclosures is appended at Appendix 5.

On 16 November 2023 we met separately with homeowners of 19A-23 Sherbourne Close at The Park Centre, Kingswood to discuss the proposals in more detail, particularly in relation to plots 43 to 54, two- and three-bedroom semi-detached/terrace houses proposed in the south east of the site. Ahead of the meeting we responded in writing to their collective concerns, a copy of which is appended at Appendix 6, and amended the site layout to move the proposed houses 1.7m further way from the existing homes. The nine attendees reiterated their opposition to houses being built beyond the rear of their properties, their concerns regarding the disruption of living on a building site for several years, the safety of the new alleyway to the rear of their properties and the heights of the retaining wall to the sides of plots 43 and 54. It was explained that distance from the rear of their houses and the side of the proposed new homes was more than policy requirements and that the amended site layout further increased this distance. The attendees wanted the proposed linear

greenspace and adjacent road moved to be behind their homes and it was explained due to the restrictive site levels and requirements to tie into other parts of the proposals, together with the location of the drains that the road could not move. Moving the green space would create an area that was poorly overlooked; the design team is of the view that this would not be supported by local authority, urban design or police safety officers. New drawings showing a larger scale version of an existing layout, an existing and proposed overlay layout, a proposed layout and a proposed drainage overlay layout were prepared for the meeting and left with a resident. We are continuing dialogue with individual homeowners on how the proposals may impact them specifically.

Appendix 1

Information posters for drop in event for Bromford customers and leaseholders living within the proposed regeneration, February 2022

1

REGENERATING BARRINGTON CLOSE AND FAIRFORD CLOSE

Welcome

Welcome to the first consultation event for the proposed regeneration of Barrington Close (13 to 44 all numbers inclusive and the garages) and Fairford Close (1 to 13 odd numbers only, 15 to 40 all numbers inclusive and 42 no 54 (even numbers only)).

This event is for customers and leaseholders who live within the proposed regeneration site.

This event is all about introducing members of the team from Bromford and the architects, Nash Partnerships, who are involved in the scheme and to present our first thoughts on a layout for the proposed redevelopment. Please have a look at the displays and ask a member of the project team if you have any questions who will be happy to explain our proposal and answer any immediate questions or concerns.

Unfortunately, at this event we will not be able to confirm when we may begin moving customers or give certainty when the scheme may go ahead. We still have lots of design work to do to be certain that we have a viable scheme. We will continue to keep you updated as this progresses and will be holding further events for you to get involved in.

We encourage you to leave any comments that you may have on the feedback forms provided, as these will help us to progress our designs.

Thank you for taking the time to attend today and we look forward to speaking with you.



Approaching the regeneration area from Barrington Close



Pedestrian footpath through the area showing the sloping site and long distance views



Existing garages proposed for demolition as part of the regeneration of the area



Showing steeply sloping gardens and retaining walls to the rears of the flats



Showing the steeply sloping site with steps and banks between the existing homes and lack of usable gardens



Showing the steeply sloping site and lack of usable private gardens

2

REGENERATING BARRINGTON CLOSE AND FAIRFORD CLOSE

The existing neighbourhood

The area under consideration is shown within the red line on the adjacent plan. It includes Fairford Close (1 to 13 odd numbers only, 15 to 40 all numbers inclusive and 42 no 54 (even numbers only)) and Barrington Close (13 to 44 all numbers inclusive and the garages), down to the existing New Cheltenham Park.

As customers and leaseholders, you know the local area the best. We would like you to tell us what you like, dislike and hope for with the regeneration of your neighbourhood. Please use Post-It notes to note these down and stick them to the board.



One of the existing parking areas with trees and shrub planting.



View of footpath up through the site from the south showing one of the large trees we proposed to keep



Aerial photograph showing the area under consideration for regeneration in red



Rear garden wall of the houses that remain backing onto the site. Rear garden access to these homes will be retained in the proposed layout. This photo demonstrates how steep the site is in places.



View of existing homes that overlook the green space and the park to the south. A new layout would aim to position houses that can overlook the park to make the most of the southerly aspect and also improve overlooking of the open space for security. This is in line with Secure By Design recommendations which is a design standard developed by the police.



Side wall of the houses next to the park which have no windows overlooking the adjacent footpath. Ideally new homes would have windows to avoid blank side walls and overlook pedestrian routes.

3

REGENERATING BARRINGTON CLOSE AND FAIRFORD CLOSE

The Project team

Bromford has a regeneration programme to replace some of its non-traditional homes with energy efficient homes fit for the 21st century. Colleagues from across Bromford get involved in our regeneration schemes - the regeneration team, neighbourhood coaches, voids and maintenance teams. Here are some photos of regeneration schemes completed by Bromford.

The Team

Nash Partnerships

We have appointed Nash Partnerships as the architect for the proposed redevelopment. Nash Partnerships has experience of designing successful regeneration schemes.

EG Carter & Co Ltd

We have identified EG Carter as the contractor for the proposed regeneration. EG Carter is a family-owned construction company operating across South West England and is currently constructing affordable housing schemes elsewhere for Bromford.

Other consultants

We are working with a number of other consultants on the scheme to undertake site surveys and investigations. For example ecology survey, topographical survey, tree survey, ground investigations.

The Regeneration Objectives

- We believe in providing homes that are safe, secure and warm. Regeneration gives us an opportunity to replace some of our poor-quality homes with brand new, energy efficient ones, subject to planning.
- We provide homes that meet Nationally Described Space Standards (a government standard that deals with internal space within new homes).
- We propose a phased regeneration to support customers who would like to return to a new home on the new development.
- Deliver a mix of houses with private gardens and apartments.
- Considered approach in relation to parking, bikes and bins storage.



Example of completed Bromford regeneration scheme



Example of completed Bromford regeneration scheme



Example of completed Bromford regeneration scheme



Example of completed Bromford regeneration scheme



Three and four bedroom houses designed by Nash Partnership. Bay windows provide large areas of south facing glazing and ensure that the pavements and parking areas are well overlooked.



Three and four bedroom houses designed by Nash Partnership. Front garden walls are designed to hide the bins and provide private secure space at the front of the new homes.

REGENERATING BARRINGTON CLOSE AND FAIRFORD CLOSE

Existing site challenges



Diagram showing potential constraints and opportunities to the regeneration of the area

Existing Site Challenges

Sloping site

- Significant changes in existing levels exist between some of the parking courtyards and the homes meaning that customers often must carry rubbish up steps or slopes to access communal bin areas.
- Entrances to buildings are often down steep steps
- Daylight is reduced in some homes due to tall retaining walls close to windows.
- Many gardens are unusable due to steep steps, retaining walls or slopes.

Existing services

- Consider existing underground services

Trees

- Trees within the proposed redevelopment site' are protected under a Tree Protection Order. A tree survey has clarified which are the better quality trees which we should aim to keep where possible. (As shown on the above plan)

Safety and security:

- Parking areas are not close to homes so cars are not well overlooked.
- Walkways between the houses are a potential security risk.
- Exposed rear and site boundaries that are poorly overlooked.
- Not clear which is the front and which is the rear of some blocks.

Access:

- The site has two entrances for vehicles off Barrington Close and Fairfield Close which need to be kept in the new layout.
- There are pedestrian footpaths around the outside of the area and opportunities to make new pedestrian links if this would be helpful?

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REGENERATING BARRINGTON CLOSE AND FAIRFORD CLOSE

Initial ideas

Opportunities

Location

- The south facing sloping sites has the opportunity to make the most of long distant views to the south.
- The area is near to local facilities such as shops, schools and the park making this a good location for building homes.

Layout

- Regeneration provides the opportunity to address some of the existing design issues; dead ends, bin storage and parking courtyards which are not overlooked.
- The aim is to provide safe and accessible streets with clear frontages and overlooked routes to front doors and secure rears of homes.
- Roads will be designed to accommodate refuse and emergency vehicles.

Housing mix:

- A wider mix of house types can be provided with the regeneration of the area that reflects local need.

Open space:

- There is an opportunity to provide additional open space for local residents and wildlife as well as improving the access and overlooking of the existing park.
- Trees offer a mature, high-quality environment for residents and the better quality trees should be kept where possible.
- There is the opportunity to build homes with private gardens.

Energy use and bills:

- There is the opportunity to build more energy efficient homes.
- The southerly orientation of the site provides the opportunity to consider the use of solar panels and design the internal layouts to have bright, sunny living spaces.



Ideas shown in the layout

- 1 Street frontage looking onto Fairford Close with parking directly outside houses.
- 2 Focal point apartment buildings at the north and southern entrances to the neighbourhood.
- 3 Rear gardens back onto private rear gardens to improve security and make it clear which is the front and private rear of the new houses.
- 4 Possible new green space in the heart of the neighbourhood overlooked by houses on all sides. This enables some of the better quality mature trees to be kept and provide opportunities for seating and wildlife.
- 5 Terraces of three houses at right angles to the park. The end houses overlook the park and new green space.
- 6 Potential new pedestrian route through the neighbourhood linking Fairford Close and Barrington Close if the resident think this would be beneficial.
- 7 New terrace of houses fronting onto existing footpath.
- 8 Houses on the ends of terraces have windows on the front, rear and sides to make sure there are no blank walls and improve overlooking through the neighbourhood.

6

REGENERATING BARRINGTON CLOSE AND FAIRFORD CLOSE

What happens next?

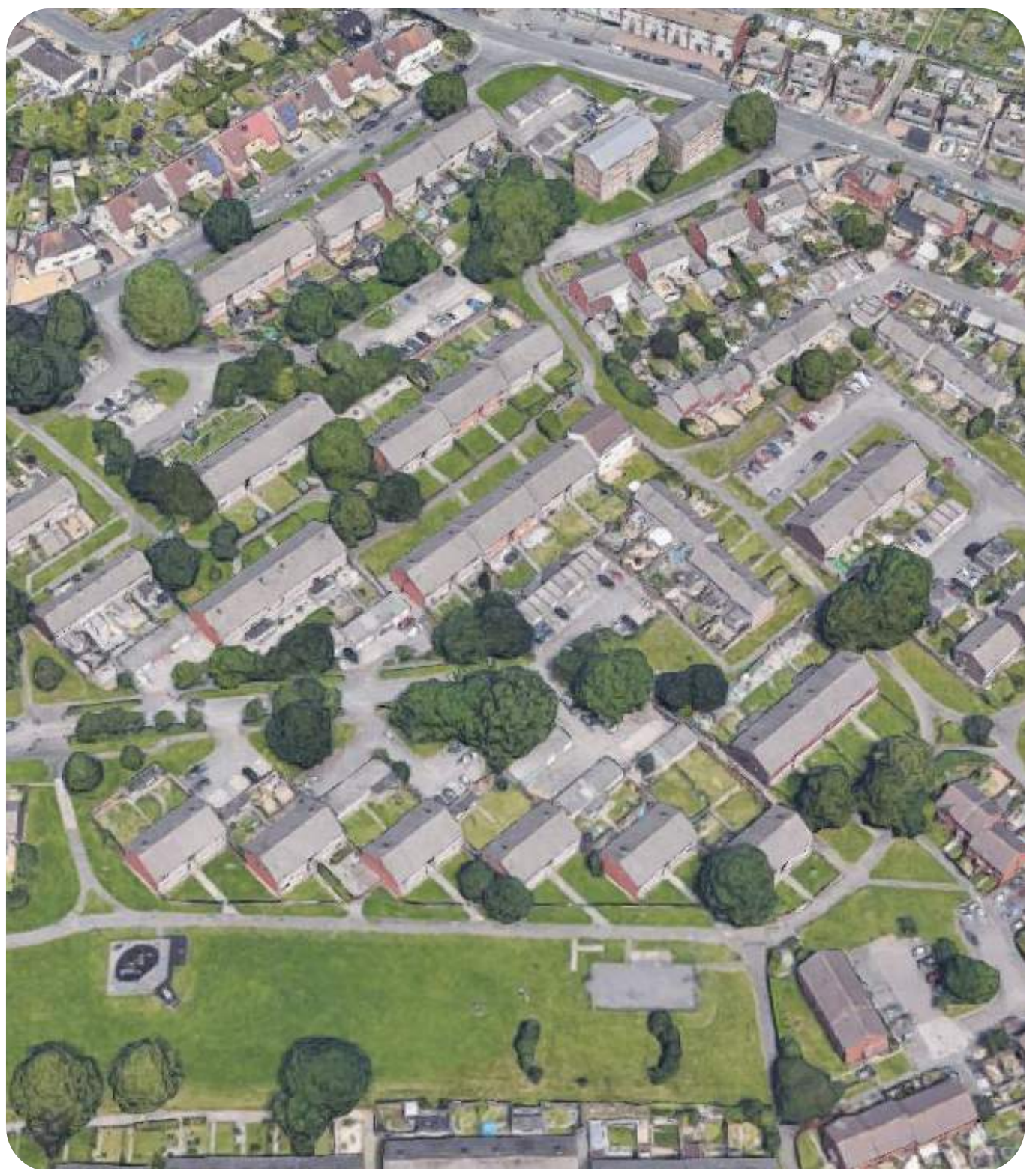
We will shortly be carrying out ground investigations within the boundary of the proposed redevelopment site to assess the composition of the ground, to inform the design of the proposed new homes. The investigations involve drilling a number of small holes into the ground, several metres deep in a variety of locations within the redevelopment site. This will allow us to take samples of the soil and analyse them. The contractor will fill the holes in afterwards and make good the area where they have worked.

The design team will take away the feedback from today's event which will be used to help us to progress our designs. We will work through a number of issues with South Gloucestershire Council, such as site levels, existing trees, highways, and drainage to ensure we can achieve a viable scheme and create a great place to live. Once we have certainty that we have a viable scheme, we will then begin to rehouse customers in phases.

We will continue discussions with the owners of the leased properties within these blocks to discuss the possible inclusion of their homes in this project.

Future Engagement Opportunities

- We will hold two further consultation events which will be open to all those invited to today's event, surrounding neighbours and stakeholders.
- We will present an evolved site layout, based on information from the outstanding site surveys/investigations, discussions with South Gloucestershire Planning Team and the comments from today's consultation.
- We will also begin to discuss the options for the external appearance and present internal house layouts. At the final consultation event we will look to bring together all of the feedback we have received into a full drawing package.
- We hope that this consultation will lead to only minor changes to the scheme and we would expect to submit a planning application shortly afterwards.



How to contact us

Jo Parry
Noreen Twomey
Valentin Pomfret

Regeneration coordinator, Bromford
Project manager, Bromford
Neighbourhood coach, Bromford

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Tel: 07766 467139
Tel: 07976 499980

Appendix 2

Letter to Bromford customers, January 2023

Building 1
Riverside Court
Bowling Hill
Chipping Sodbury
Bristol
BS37 6JX

 bromford.co.uk
 [@Bromford](https://twitter.com/Bromford)
 [/thisisbromford](https://www.facebook.com/thisisbromford)

3 January 2023

Dear,

My name is Kerry Davis and I am one of the regeneration coordinators at Bromford. As you will be aware, we are proposing to redevelop Barrington Close and Fairford Close. We wanted to update you on the progress we are making with this scheme.

Rehousing

I'm pleased to say that we now have Bromford Board approval to commence the decanting and rehousing of customers in Barrington Close (13 to 44 all numbers inclusive) and Fairford Close (1 to 13 odd numbers only, 15 to 40 all numbers inclusive and 42 no 54 (even numbers only)). We would like to meet with you again to update the current details we hold about your household's circumstances and to really get a sense of any thoughts or concerns you may have. This will also help us to support you in finding an alternative home that meets your requirements that you are happy to call home. When we meet with you, we will discuss how to find a home based on your individual circumstances.

We would like to visit you on (INSERT) to talk to you about registering with HomeChoice, the local authority's housing options service, and what the process will look like moving forward. This will also be a great opportunity for you to ask any questions we may not have answered so far and to discuss any concerns you may have.

If you are unable to make this time, please contact our regeneration administrator Kristine Handy on 07890 957820 or email Kristine.handy@bromford.co.uk to arrange a time that is more convenient for you.

During our visit we will make a further appointment for a surveyor to visit you to ensure that no urgent repairs are required to your home.

Planning and Consultation

In December 2022 we submitted a pre-planning application to the planning department at South Gloucestershire Council. A pre-planning application allows us to discuss our plans with the planning

All businesses are part of the Bromford Housing Group and operate as Bromford.

Registered office: Shannon Way, Ashchurch, Tewkesbury, Gloucestershire, GL20 8ND

Bromford Housing Group Limited
Bromford Housing Association Limited
Merlin Housing Society Limited

Charitable Community Benefit Society No. 29996R
Charitable Community Benefit Society No. 7106
Charitable Community Benefit Society No. 30012R

Bromford Home Ownership Limited
Bromford Developments Limited
Bromford Housing Group Investments Ltd

Registered Society No. 29991R
Company Reg. No. 06507824
Company Reg. No. 13010656

department ahead of submitting a formal planning application and also identifies the information that will be needed to be sent as part of a formal planning application. We are expecting a response in six weeks which will allow us to continue to develop the design. Once we receive a response from the planning department, we will arrange another consultation event so that you and other stakeholders can input into the overall design of the proposed scheme and the proposed new homes.

We look forward to meeting you soon.

Yours sincerely,

Kerry Davis

Email: Kerry.davis@bromford.co.uk

07912 775066

James Trotter

Email: James.trotter@bromford.co.uk

07976 086134

Appendix 3

**Information posters for drop in event for Bromford customers, neighbours
and stakeholders, October 2023**

1

BARRINGTON CLOSE & FAIRFORD CLOSE EXHIBITION OCTOBER 2023

Welcome

Welcome to this consultation event for the proposed regeneration of Barrington Close (13 to 44 all numbers inclusive, and the garages) and Fairford Close (1 to 13 odd numbers only, 15 to 40 all numbers inclusive, and 42 to 54 even numbers only).

This event is for customers and leaseholders who live within the proposed regeneration site, neighbours and stakeholders.

The Exhibition Today

We are planning to regenerate this site to deliver 85 modern, affordable, energy efficient homes. The new homes will consist of one-bedroom flats, two-bedroom maisonettes, and two, three and four-bedroom houses with associated parking and landscaping.

We are working towards submitting a detailed planning application to South Gloucestershire Council for the redevelopment of the site in November 2023.

At this exhibition you will see:

- The challenges of the existing site;
- Feedback on the previous consultation;
- Current design proposals;
- A proposed site layout;
- Proposed flat and house layouts; and
- Proposed streets scenes & next steps.



Aerial photograph showing the area under consideration for regeneration outlined in red

Please have a look at the displays and ask a member of the project team if you have any questions who will be happy to explain our proposal and answer any immediate questions or concerns.

We are very keen to get your views on the plans, before we submit our plans to the council next month. Please complete a feedback form before you leave or email us your comments to: regeneration@bromford.co.uk by 31 October 2023.

Thank you for taking the time to attend today and we look forward to speaking with you.

BARRINGTON CLOSE & FAIRFORD CLOSE EXHIBITION OCTOBER 2023

The Existing Site

The area under consideration is shown within the red line on the adjacent plan. It includes Fairford Close (1 to 13 odd numbers only, 15 to 40 all numbers inclusive, and 42 to 54 even numbers only) and Barrington Close (13 to 44 all numbers inclusive and the garages), down to the existing Barrington Green.

The existing site has many design challenges including the slope of the site, the position of existing sewers and trees, areas and garden fences that are not very well overlooked, and restricted access for people and vehicles.

Sloping Site

- Significant changes in existing levels exist between some of the parking courtyards and the homes meaning that customers often carry rubbish up steps or slopes to access communal bin areas
- Entrances to buildings are often down steep steps
- Daylight is reduced in some homes due to tall retaining walls close to windows
- Many gardens are unusable due to steps, retaining walls or steep slopes.

Existing Sewers

- Consider position of existing underground services to minimise diversion

Existing Trees

- Trees within the proposed redevelopment site are protected under a Tree Protection Order. A tree survey has clarified those that are the better-quality trees which we have aimed to keep where possible

Safety and Security

- Parking areas are not well overlooked
- Walkways between the houses are a potential security risk
- Exposed garden fences are poorly overlooked
- Not clear which is the front and which is the rear of some blocks

Access

- The site has two entrances for vehicles off Barrington Close and Fairford Close which need to be kept in the new layout
- There are pedestrian footpaths around the outside of the area and not many connecting footpaths through the site



One of the existing parking areas with trees and shrub planting.



View of footpath up through the site from the south showing one of the large trees we propose to keep.



Showing steeply sloping gardens and retaining walls to the rears of the flats.



Side wall of the houses next to the park which have no windows overlooking the adjacent footpath.



View of existing homes that overlook the green space and the park to the south.



Rear garden wall of the houses that remain backing onto the site. This photo demonstrates how steep the site is in places.



Diagram showing the site constraints

BARRINGTON CLOSE & FAIRFORD CLOSE EXHIBITION OCTOBER 2023

Previous Exhibition

In February 2022 we held a drop-in event for customers living within the proposed regeneration site to introduce members of the team from Bromford and Nash Partnership and to present our first thoughts on a layout for the proposed regeneration. Residents were invited to give feedback on our approach, the site as it is now and what they want from the regeneration.

Consultation Feedback:

- Positive support for alternative types and sizes of homes
- Lots of discussion regarding anti-social behaviour and how the design of the new scheme could help address this
- A preference for new homes to have a modern appearance
- New parking should be well overlooked, level and close to their homes
- Shaded rear gardens are also a concern as well as the usability of terraced gardens
- Proposal for new north-south pedestrian route met with some support, particularly from those living on Fairford Close
- Communal bins not popular - individual bin storage preferred
- Desire to be kept well informed of future decant processes and options
- Positive to be able to become involved in the design process

All of this feedback has been key in the development of the design proposals for the site

Ideas Previously Shown



- 1 Street frontage looking onto Fairford Close with parking directly outside houses.
- 2 Focal point apartment buildings at the north and southern entrances to the neighbourhood.
- 3 Rear gardens back onto private rear gardens to improve security and make it clear which is the front and private rear of the new houses.
- 4 Possible new green space in the heart of the neighbourhood overlooked by houses on all sides. This enables some of the better quality mature trees to be kept and provide opportunities for seating and wildlife.
- 5 Terraces of three houses at right angles to the park. The end houses overlook the park and new green space.
- 6 Potential new pedestrian route through the neighbourhood linking Fairford Close and Barrington Close if the resident think this would be beneficial.
- 7 New terrace of houses fronting onto existing footpath.
- 8 Houses on the ends of terraces have windows on the front, rear and sides to make sure there are no blank walls and improve overlooking through the neighbourhood.

Diagram showing original design concepts



February Exhibition

BARRINGTON CLOSE & FAIRFORD CLOSE EXHIBITION OCTOBER 2023

Current Design Proposals



Diagram showing the current design proposals

- 1 New terraces of houses frontage looking onto Fairford Close with parking spaces directly outside houses.
- 2 Focal point apartment buildings at the north and southern entrances to the neighbourhood.
- 3 Rear gardens back onto private rear gardens to improve security and make it clear which is the front and private rear of the new houses.
- 4 New green spaces in the centre of the neighbourhood overlooked by houses on all sides, linking to Barrington Green.
- 5 New terraces of houses looking onto Barrington Green to maximise overlooking.
- 6 New, clear, direct pedestrian route through the neighbourhood linking Fairford Close to Barrington Close and then on to Barrington Green.
- 7 New terrace of houses fronting onto existing footpath.
- 8 Windows on the ends of terraces to make sure there are no blank walls and improve overlooking across the neighbourhood.

Proposed Site Layout

The existing site contains 72 x 2 bed flats all of which are proposed to be replaced.

The proposals are to provide 85 new homes with a mix shown below:

- 17 x 1 bed flats
- 7 x 2 bed maisonettes
- 41 x 2 bed houses
- 17 x 3 bed houses
- 3 x 4 bed houses

KEY

- A Fronting Barrington Green
- B Drainage Pond
- C Retain existing high quality trees where possible
- D Overlooked Parking
- E Secure enclosed rear gardens
- F Connecting stepped route from Fairford Close
- G Raised pavement feature
- H Fronting existing pedestrian route
- I New connection from existing route
- 1/F 1 Bed Flat Block
- 1/C 1 Bed Coach House
- 1/2 1 Bed Flats over 2 Bed Maisonettes
- 2/H 2 Bed House
- 2/S 2 Bed Split-Level House
- 3/H 3 Bed House
- 3/S 3 Bed Split-Level House
- 3/G 3 Bed Stepped House
- 4/H 4 Bed House
- ▭ Gateway homes with front bays and side entry
- ▭ Units with side windows
- ▭ Homes with side bays
- ← New north-south footpath



Proposed Site Layout



- #### Proposed Storey Height
- ▭ 2 Storey
 - ▭ 2 Storey split level
 - ▭ 3 Storey
 - ▭ 3 Storey split level with lower storey set into ground



- #### Access and Parking
- ▶ Existing vehicular access maintained
 - Proposed vehicular routes
 - ◀ Existing footpath connections maintained
 - ⋯ Proposed footpath
 - ▭ Car Parking



- #### Environmental Design Diagram
- Cross Ventilation
 - Building Spacing
 - Maximise Opportunity for Landscaping & Tree Planting
 - Integrated Landscape & Drainage Pond
 - ▭ Potential for Solar Panels
 - ⋯ Highly Insulated Airtight Fabric
 - ⋯ Window Design to Maximise Daylight

BARRINGTON CLOSE & FAIRFORD CLOSE EXHIBITION OCTOBER 2023

House/Flat Types

The new homes have been designed to respond to the slope of the site and a large number of the houses are split-level.

All houses have been designed to meet Building Regulations and the Nationally Described Space Standards.

Proposed materials have been drawn from local building examples and include:

- Plain tile roof finish
- Red multi brick external walls and boundary walls
- Off-grey brick external walls to some areas
- Coloured doors, windows, fascia boards and rainwater goods
- Railings to garden areas

House types will include:

- 1 Bed 2 Person Flat
- 1 Bed Coach House
- 2 Bed 4 Person Maisonette
- 2 Bed 4 Person House
- 2 Bed 4 Person Stepped House
- 3 Bed 5 Person House
- 3 Bed 5 Person Stepped House
- 4 Bed 6 Person House



Ground Floor
Sample of a 2 Bed Step Type



First Floor



Ground Floor
Sample of a 3 Bed Step Type



First Floor



First Floor



Ground Floor



Ground Floor
Sample of a 1 Bed Flat



Ground Floor
Sample of a 4 Bed House



Lower Ground Floor

Sample of a 2 Bed Maisonette

KEY

- Ground Level
- Stepped Up Ground Level
- Lower Ground Level
- First Floor
- Stepped Up First Floor

BARRINGTON CLOSE & FAIRFORD CLOSE EXHIBITION OCTOBER 2023

Proposed Street Scenes & Next Steps

The street scenes show how the proposed buildings will look alongside neighbouring properties and relate to the site levels.



Illustrative Street Scene Aerial View



Illustrative Street Scene View 1 Looking from the South-West



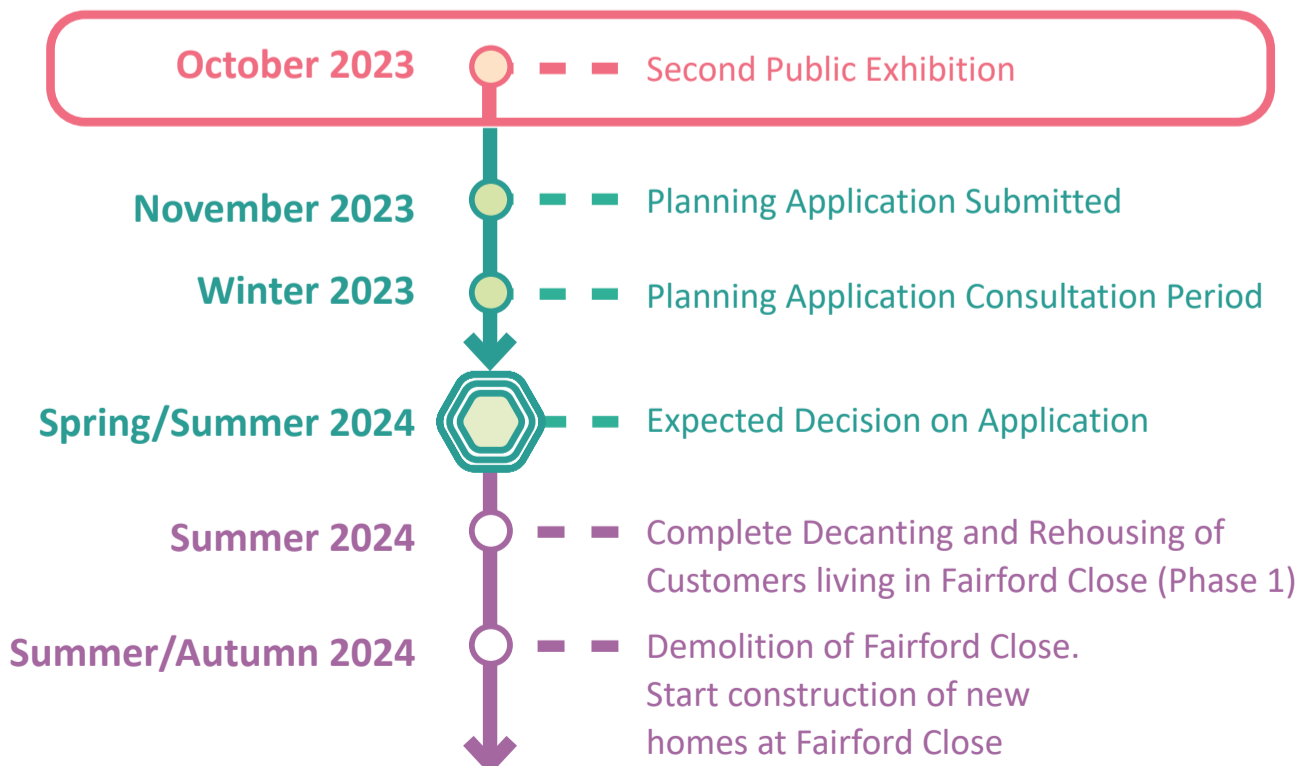
Illustrative Street Scene View 2 of New Landscaped Space



Illustrative Street Scene View 3 Looking along Barrington Close

Thank you for coming along today to see our regeneration proposals. We would like to know your views so please complete a feedback form as you leave.

We will review all the comments you give us, make changes where possible, and finalise our planning application proposals. We will then submit a detailed planning application for consideration by South Gloucestershire Council.



Our broad programme is set-out to the left (this may be subject to change as the project progresses):

How to contact us

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Bromford Regeneration Coordinator
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Noreen Twomey
Bromford Project Manager
Tel: 07766 467139

Valentin Pomfret
Bromford Neighbourhood Coach
Tel: 07976 499980

Appendix 4

Consultation feedback letter, 1 December 2023

Building 1
Riverside Court
Bowling Hill
Chipping Sodbury
Bristol
BS37 6JX

 bromford.co.uk
 [@Bromford](https://twitter.com/Bromford)
 [/thisisbromford](https://www.facebook.com/thisisbromford)

1 December 2023

Dear ,

Barrington Close & Fairford Close, Kingswood - Regeneration Project

As you may be aware, we are planning to regenerate Barrington Close and Fairford Close to deliver 85 modern, affordable, energy efficient homes with associated parking and landscaping. On 18 October 2023 we held a drop-in event at Barrington Close for customers, neighbours and stakeholders to view our plans for the proposed redevelopment. We had 27 people attend the event and enjoyed some constructive conversations on our proposals. We're pleased to say we received a good response with written feedback from 22 people; thank you for taking the time to provide this feedback at or after the event. We have collated and carefully considered the points raised at the event and in the feedback forms and have sent individual responses where appropriate. Below is a summary of the main issues/queries raised.

1. Parking

We received comments from residents in relation to the impact the proposed development may have on parking. We are including sufficient parking for the new homes and their visitors such that local roads should not be impacted. One-bedroom homes will have one allocated space, two-bedroom homes will have one/two allocated spaces and three- and four-bedroom homes will have two allocated spaces. We have also included a further 15 parking spaces for visitors and 10 spaces for displaced vehicles, visitors and garage customers, the latter in response to comments received in relation to the loss of the car parking area to the rear of 1-15 Fairford Close.

We also received comments on contractor parking during demolition and construction. If planning permission is granted, we are proposing to split the regeneration of the site into two phases, starting with the north of the site at Fairford Close and then moving to the existing Barrington Close site to the south. Our contractor for the proposed scheme is E G Carter and Co Ltd, which is a family run building contractor operating throughout the south west. E G Carter have acknowledged that parking will be difficult, and they will do their best to manage the process. During the first phase of the work, there should be plenty of space for contractors to park on site. As works progress to busier

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periods, E G Carter will form parking areas within the site for as many vehicles as possible – forming the final parking courtyards. Throughout the work we will do our best to minimise any disruption to parking on nearby streets and E G Carter will provide signage to prevent contractor parking in key areas. Site deliveries will be managed with a traffic management plan and all subcontractors and suppliers will be issued with this information for compliance. A construction management plan will be in place before work begins on site that will detail issues such as working hours, deliveries, dust, mud, traffic management, visitors, parking, noise, and site set-up. No work can take place until this has been agreed.

2. Overlooking

We received comments from some residents in relation to overlooking, specifically the potential impact of plots 1-9, a block of one-bedroom flats proposed in the north of the site, and plots 43 to 54, two- and three-bedroom semi-detached/terrace houses proposed in the south east of the site. Taking on board the comments we received we have amended our plan and are proposing that these homes are 1.7m further away from neighbouring properties. The positions of the living room window on the first and second floor flats in the block of one-bedroom flats proposed in the north of the site have been redesigned to minimise overlooking. The changes mean that a living room window with a higher sill is now on the rear elevation of the block and a living room window with a lower sill overlooks the new car parking area. The proposed window positions and the side elevations of plots 43 to 54 proposed in the south east of the site have also been designed to minimise overlooking.

3. Noise and dust

Unfortunately, with any building project there will inevitably be disruption, noise and dust caused by the work. But together with E G Carter we are committed to working with the surrounding neighbours to minimise impact and will do what we can with phasing to expedite areas and reduce disruption as much as possible. E G Carter will have a permanent site team, who will be available to handle any day-to-day issues.

While E G Carter will take all measures possible to keep it to a minimum, there will inevitably be dust. We will ensure that demolition works will be undertaken in accordance with HSE guidelines, and E G Carter will implement dust suppression techniques. If planning permission is granted, the initial construction phases will implement the formation of roads, parking and drainage infrastructure, prior to the building of the new homes. This will provide hardstandings for traffic movement and storage, whilst allowing for cleaning of roads regularly to reduce dust.

4. Working hours for demolition and construction

If planning permission is granted, working hours will likely be set by South Gloucestershire Council via the planning decision notice. Based on previous decisions we would anticipate these being 7.30am-6pm Monday to Friday and 7.30am-1pm on Saturdays, which our contractor will comply fully with.

5. Impact on Trees

We have sought to retain as many trees within the development as possible. However, the most

deliverable layout has required many of the trees to be removed but we will be planting new trees as part of the development.

6. Garage customers

The proposed redevelopment includes the demolition of all the garages at Barrington Close. Garage customers are not required to vacate their garages at this stage. If you currently rent one of these garages, we will write to you again when our plans are further progressed.

The planning application will be submitted to the South Gloucestershire Council on **Tuesday, 5 December 2023**. Copies of the plans will be available to view on Bromford's website www.bromford.co.uk/regen from Wednesday, 6 December 2023. You will also be able to view the plans on the council's website. After this time, any further comments in relation to the proposed redevelopment will need to be directed to South Gloucestershire Council through the formal planning process.

Thank you for taking the time to read this letter. If you have any queries, please do not hesitate to contact me via the details below.

Yours sincerely



Noreen Twomey
Regeneration project manager
Email: Noreen.Twomey@bromford.co.uk
Tel: 07766 467139

Appendix 5

Consultation feedback letter to 2-6 Fairford Close (evens) and 42-48 Frys Hill (evens), 1 December 2023

Building 1
Riverside Court
Bowling Hill
Chipping Sodbury
Bristol
BS37 6JX

 bromford.co.uk
 [@Bromford](https://twitter.com/Bromford)
 [/thisisbromford](https://www.facebook.com/thisisbromford)

1 December 2023

Dear [],

Barrington Close & Fairford Close, Kingswood - Regeneration Project

As you are aware, we are planning to regenerate Barrington Close and Fairford Close to deliver 85 modern, affordable, energy efficient homes with associated parking and landscaping. On 18 October 2023 we held a drop-in event at Barrington Close for customers, neighbours and stakeholders to view our plans for the proposed redevelopment of Barrington Close and Fairford Close. On 31 October 2023 we met separately with homeowners of 2-6 Fairford Close (evens) and 42-48 Frys Hill (evens) to discuss the proposals in more detail. Thank you for taking the time to attend the consultation event and subsequent meeting and for providing written feedback on the proposals.

We have collated and carefully considered the points raised at the event, subsequent meeting and in the feedback forms. Below is a summary of the issues/queries raised from Fairford Close and Frys Hill homeowners.

1. Overlooking

With regards to overlooking and the proximity of the proposed block of one-bedroom flat to 2-6 Fairford Close which we discussed at the consultation event and subsequent meeting, the proposed block was shown 14.7m from the rear wall of 2 Fairford Close. As a result of comments received at the consultation event and subsequent meeting, we have moved the proposed block 1.7m further away from 2-6 Fairford Close so the proposed block is now 16.4m from 2-6 Fairford Close. The living room window positions on the first and second floor flats have been redesigned to minimise overlooking such that a living room window with a higher sill is now on the rear elevation of the block and a living room window with a lower sill overlooks the new carparking area. Please find enclosed an updated site plan showing the increased distance and an updated perspectives drawing showing the amended window heights.

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Bromford Home Ownership Limited
Bromford Developments Limited
Bromford Housing Group Investments Ltd

Registered Society No. 29991R
Company Reg. No. 06507824
Company Reg. No. 13010656

2. Parking

We received comments on the loss of the car parking area to the rear of 1-15 Fairford Close. If planning permission is granted, the car parking area will no longer be available for use as a car parking area for a minimum of eighteen months whilst our contractor undertakes the demolition and construction. A parking survey was undertaken in September 2023 in accordance with South Gloucestershire Council's published guidance. The results indicate that there is sufficient capacity on the local highway network to accommodate further on-street parking. A copy of the parking survey will be submitted as part of the planning application. At the consultation event we noted that we had included three parking spaces for displaced vehicles, visitors and garage customers at the rear of Highview Road. You and your neighbours fed back that these were too far away from the existing car parking area and too few spaces. As a result of comments received at the consultation event and subsequent meeting, we have redesigned the proposed car parking area to the south of the block of one-bedrooms flats such that it now includes an additional seven parking spaces for displaced vehicles, visitors and garage customers, four of which benefit from an adjacent access strip making easier for mobility-impaired users. Please find enclosed updated site plan showing the proposed parking spaces for displaced vehicles, visitors and garage customers marked with a star.

At the meeting on 31 October 2023 you suggested creating parking/disabled parking along the grass verge. As we discussed, this land is owned by South Gloucestershire Council. We cannot extend our new road onto this land as there is a level difference of approximately 400mm which would block access. Nevertheless we asked our transport consultants to look at land near to the side elevations of 48 Frys Hill and 2 Fairford Close and review this as a possible parking location. They are of the view that an access in this location is likely to be unacceptable, given its proximity to the existing junction. There are already two existing accessible on-street bays along Frys Hill and if further are required residents can apply for a disabled parking bay, which if accepted is free of charge - <https://beta.southglos.gov.uk/apply-for-a-disabled-parking-bay/>.

3. Noise and dust

If planning permission is granted, we are proposing to split the delivery of the new homes into two phases, building out the north of the site first (existing Fairford Close) and then the south (existing Barrington Close). Our contractor for the proposed scheme is E G Carter and Co Ltd. E G Carter is a family run building contractor operating throughout the South and Southwest. E G Carter note there will inevitably be disruption, noise and dust but they are committed to working with the surrounding neighbours to minimise impact and will do what they can with phasing to expedite areas and reduce disruption as much as possible. E G Carter will have a permanent site team, who will be available to handle any day-to-day issues.

E G Carter will take all measures possible to keep dust to a minimum, but inevitably there will be dust. Demolition works will be undertaken in accordance with HSE guidelines, and E G Carter will implement dust suppression techniques. If planning permission is granted, the initial construction phases will implement the formation of roads, parking and drainage infrastructure, prior to the building of the new homes. This will provide hardstandings for traffic movement and storage, whilst allowing for cleaning of roads regularly to reduce dust.

4. Working hours for demolition and construction

If planning permission is granted, working hours will likely be set by South Gloucestershire Council via the planning decision notice, stipulating working hours which we would anticipate being 7.30am-6pm Monday to Friday and 7.30am-1pm on Saturdays, which our contractor will comply fully with.

5. Access for Refuse and Emergency Vehicles

At the meeting on 31 October 2023 you noted that the bins for 2-6 Fairford Close are presented outside the rear wall of 2 Fairford Close and collected from the existing parking area. If planning permission is granted, these bins will need to be collected from Frys Hill. Access for emergency vehicles for 2-6 Fairford Close will also be from Frys Hill.

6. Loss of Light

The design team is of the view that the proposed block will not result in a material loss of light given the angle at which the proposed three storey block faces the existing dwellings and the distance between it and the boundary of 2 Fairford Close (16.4m).

7. Impact on Trees

We are seeking to retain as many trees within the development as possible, however, the most deliverable layout has required many of the trees to be removed but new trees are integrated into the proposed layout.

The planning application will be submitted to the Local Planning Authority on Tuesday, 5 December 2023. Copies of the plans will be available to view on Bromford's website www.bromford.co.uk/regen from Wednesday, 6 December 2023. After this time, any further comments in relation to the proposed redevelopment will need to be directed to South Gloucestershire Council through the formal planning process.

Thank you for taking the time to read this letter. If you have any queries, please do not hesitate to contact me via the details below.

Yours sincerely



Noreen Twomey
Regeneration project manager
Email: Noreen.Twomey@bromford.co.uk
Tel: 07766 467139

Enclosures: Fairford Close Proposed Layout Amendments
Fairford Close Perspectives

Cc: 8-14 Fairford Close (evens)



Site Plan - Shown at Consultation Event



Site Plan - Proposed Amendments

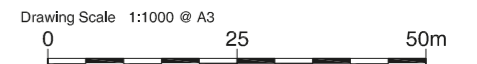
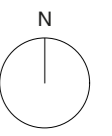
KEY

- A Fronting Barrington Green
- B Drainage Pond
- C Retain existing high quality trees where possible
- D Overlooked Parking
- E Secure enclosed rear gardens
- F Connecting stepped route from Fairford Close
- G Raised pavement feature
- H Fronting existing pedestrian route
- I New connection from existing route
- 1/C 1 Bed Coach House
- 1/F 1 Bed Flat Block
- 2/H 2 Bed House
- 2/S 2 Bed Split-Level House
- 3/H 3 Bed House
- 3/S 3 Bed Split-Level House
- 3/G 3 Bed Stepped House
- 4/H 4 Bed House
- ⊗ Potential Visitor/Displaced Parking Space
- Site Boundary



Barrington Close and Fairford Close

Site Plan - Proposed Amendments - Fairford Close



Scale 1:1000 Initials PM Date 20 November 2023

Project	Originator	Zone	Level	Type	Role	Drawing N°	Revision
21027	NP	XX	XX	DR	A	0065	1



1 Second Floor Living Room



2 Second Floor Kitchen



KEY PLAN



3 No 2 Fairford Close - Rear Boundary Wall



4 No 48 Fry's Hill - Side Boundary Wall



5 No 2 Fairford Close - Frontage looking toward new proposals



6 Ground Floor Terrace

Appendix 6

Consultation feedback 19A-23 Sherbourne Close, 16 November 2023

Comments 19A-23 Sherbourne Close Homeowners 30 October 2023	Bromford Response 16 November 2023
<p>Good evening Noreen Re - Barrington and Fairford Close - Regeneration Project With regards to the meeting on the 18th October 2023 at 17 Barrington Close it was requested that we send an email to yourselves with any concerns and queries that we have, please see below: We are writing to you today as a collective focus group and have come together to express our strong objections and questions that we would like answers to regarding the regeneration project in Barrington and Fairford Close. As residents of 19A, 19, 20, 21, 22 and 23 Sherbourne Close, we have reviewed your plans in detail that were stated on the Bromford website. We believe that it poses several significant concerns for our yourselves. As a collective group, we have felt like we have been left out of earlier discussions regarding the Regeneration Project, due to not being able to attain information from yourselves or have any involvement or say in the matters.</p> <p>This has left us feeling very unimportant and overlooked during the process as you are aware our houses in Sherbourne Close are and will be profoundly affected by the regeneration project.</p> <p>As to the Bromford website regarding the regeneration project that has been ongoing since February 2022 when all the tenants of Bromford had a meeting with Bromford to enable the tenants to voice their ideas, concerns regarding the Regeneration Project due for you which you supplied consultation feedback. Where the 6 residents of Sherbourne Close were only consulted on the 18th October 2023 meaning there has been a 20-month time period</p>	<p>Thank you for attending the consultation event on 18 October 2023 at Barrington Close and for your subsequent collective feedback.</p> <p>We are planning to regenerate Barrington Close and Fairford Close to deliver 85 modern, affordable, energy efficient homes with associated parking and landscaping. The existing flats are prone to experiencing damp and draughts and are increasingly expensive for customers to keep warm. The blocks themselves suffers from fundamental design issues such as dead ends, parking courtyards that are not overlooked, reduced daylight to some properties due to tall retaining walls close to windows and unusable gardens due to steep steps, retaining walls or slopes. This makes the site very difficult to deliver due to the slope of the site, the position of existing trees and sewers and an aspiration for the majority of the new homes to be houses rather than flats.</p> <p>In February 2022 we held a drop in event for customers and leaseholders living within the proposed regeneration site to introduce members of the team from Bromford and the architects, Nash Partnership, who are involved in the scheme to present our first thoughts on a layout for the proposed regeneration. Customers were invited to give feedback on the proposal, impart any local knowledge that may help us to progress our designs as well as give views on the site as it is now and what they want from the proposed regeneration.</p> <p>Over the eighteen months that followed we undertook surveys and investigations on the site and assembled a design team of engineers, an ecologist, a landscape architect, an arboriculturist, transport and other consultants to develop the design.</p> <p>In December 2022 we submitted a pre-planning application to the planning department at South Gloucestershire Council. The pre-planning application allowed us to discuss our plans with the planning department ahead of submitting a formal planning application and also identified the information that will be need to be sent as part of a formal planning application.</p> <p>In March 2023 we received a response from the planning department at South Gloucestershire Council and since then have been progressing our design further in line with their comments. We</p>

Comments 19A-23 Sherbourne Close Homeowners 30 October 2023	Bromford Response 16 November 2023
<p>where homeowners in Sherbourne Close having not been informed of any proposed plans being put into place.</p> <p>Due to only being informed so recently, we feel that Bromford has shown no empathy, compassion or well-being ie stress/anxiety or consideration to the 6 homeowners at Sherbourne Close and the strong implications that will occurs to the plans, no consideration has been taken into effect for the residents who will be living on a live building site</p>	<p>didn't want to present our updated proposals to customers and neighbours until we had worked through the responses received in relation to the proposed design and were only ready to do this in October 2023. However, we take on board your comments that you feel left out and will consider this when thinking about the timings of future consultation events.</p>
<p>Please find listed below a list our main concerns that we have:</p> <ul style="list-style-type: none"> • Living on a live building site - Heavy plant machinery, bulldozers, dumper trucks, noise, construction workers working 6 days a week. 	<p>We are proposing to split the delivery of the new homes into two phases, building out the north of the site first (existing Fairford Close) and then the south (existing Barrington Close). Our contractor for the proposed scheme is E G Carter and Co Ltd. E G Carter is a family run building contractor operating throughout the South and Southwest. E G Carter note there will be disruption, noise and dust, but they are committed to working with the surrounding neighbours to minimise impact and will do what they can with phasing to expedite areas and reduce disruption as much as possible. E G Carter will have a permanent site team, who will be available to handle any day-to-day issues. Work will likely be in the main Monday to Friday, planning will probably permit them to work Saturday mornings, but this will not be the norm. Splitting both the demolition and construction into two phases will provide greater changes in process, which in term impact on traffic movements, number of trades, type of work etc. Both phases will impact the neighbours, but this would likely be greater for the immediate construction of proposed plots 43-54 in phase 2. There will be disruption, noise and dust, but we are committed to working with the surrounding neighbours to minimise impact and will do what we can with phasing to expedite areas and reduce disruption as much as possible.</p> <p>Heavy plant will be concentrated to the demolition and groundworks phases, smaller plant being utilised for finishes/plot work. Working hours will be restricted in line with the planning permission and although E G Carter can't guarantee at all times, policies will be in place to minimise use of radios, plant will be fitted with mufflers and dust suppression will be implemented in line with an air quality plan. Screening and visual impact will be addressed with the use of hoardings and or heras with sheeting.</p>
<ul style="list-style-type: none"> • Loss of enjoyment and practicality from our gardens - Due to construction work lasting for as long as 4 years that is not taking into effect the overrunning of the project due to circumstances beyond your control, we will not be able to 	<p>With regards to overlooking and the proposed proximity of plots 43 to 54 at the rear of 19A-23 Sherbourne Close which we discussed at the consultation event, the proposed homes were shown 14.3m from the rear elevation of 19A Sherbourne Close and 12.7m from the rear elevations of 22 and 23 Sherbourne Close. As a result of comments received at the consultation event, we have</p>

Comments 19A-23 Sherbourne Close Homeowners 30 October 2023	Bromford Response 16 November 2023
<p>enjoy our gardens alongside having our privacy invaded due to being overlooked once the project has been completed.</p>	<p>moved the proposed new homes west by 1.7m so the proposed homes are further away from 19A-23 Sherbourne Close. The window positions and the side elevations of plots 43 to 54 have been designed to minimise overlooking.</p>
<ul style="list-style-type: none"> • Not being able to dry clean clothes - Due to the kick-up of dust, we will not be able to make use of our gardens to dry our clean clothes. Are windows, doors and anything in our garden's will also be covered due to the kick-up of dust. 	<p>E G Carter will take all measures possible to keep dust to a minimum, but inevitably there will be dust. Demolition works will be undertaken in accordance with HSE guidelines, and E G Carter will implement dust suppression techniques. If planning permission is granted, the initial construction phases will implement the formation of roads, parking and drainage infrastructure, prior to the building of the new homes. This will provide hardstandings for traffic movement and storage, whilst allowing for cleaning of roads regularly to reduce dust.</p>
<ul style="list-style-type: none"> • Not being able to open windows or doors - Due to the kick-up of dust, we will not be able to allow a free flow of air into our houses, especially throughout the summer months when all windows & doors will need to be opened due to heat but then again will we be able to have windows and doors open due to the kick-up of dust and noise due to be living on a live building site. 	<p>Similarly with the clothes drying, E G Carter will try hard to minimise disruption. The intention will be to form temporary screens using bunds and expedite the construction of the plots 43-54 which will provide screening for further works within the phase. Immediate construction adjacent to the rear boundary wall will utilise scaffolding with debris netting to provide a form of screening.</p>
<ul style="list-style-type: none"> • Access for emergency service vehicles - The regeneration project shows no sign of how any emergency vehicles would be able to gain access to the back entrance of our houses located in Barrington & Fairford Close due to the new housing being built right up to a small pathway that has a six foot fence at the end of the new housing 	<p>If planning permission is granted, access for emergency vehicles for 19A-23 Sherbourne Close would be off Sherbourne Close. A drawing showing how a fire appliance vehicle would access the new homes will be submitted as part of the planning application and the local Fire and Rescue Service will be consulted as part of the planning application.</p>
<ul style="list-style-type: none"> • Homeworkers or shift workers - Many residents work from home or work in a shift pattern meaning that there will be a significant amount of disruption to these residents. if service providers ie Internet or electricity cables are interfered with ie cut or relaid. 	<p>Any required switch over of utilities will typically be short term and service levels will be maintained by providers. Discussion with all service providers are taking place on the basis that supplies are maintained to all properties not within the site. BT, electricity and gas supplies are all fed from the front of 19A-23 Sherbourne Close, the water supply does feed from Barrington Close and we will incorporate a diversion or new supply as part of the works to ensure the service is maintained. All diversions will be planned and notifications provided for any short term loss of service, once complete there should be no further impact.</p>
<ul style="list-style-type: none"> • Bin collection - The regeneration project shows no sign of how the affected residents would be able to place dust bins and recycling bins outside of their back gates for collection. 	<p>Further to the consultation event we have reviewed the bin collection strategy for 19A-23 Sherbourne Close. We considered whether it was possible to install a ramp next to the existing path at the rear of 19A-23 Sherbourne Close so bins could be pulled step free to a bin collection point</p>

Comments 19A-23 Sherbourne Close Homeowners 30 October 2023	Bromford Response 16 November 2023
	near the garages at Sherbourne Close. However, due to the existing levels, it is not possible to install a ramp. In addition to this, South Gloucestershire Council guidance outline maximum bin carry distances for residents and operatives, both of which would be exceeded with this arrangement. Instead, Bromford would like to discuss with you the installation of individual bin stores in the front gardens of 19A-23 Sherbourne Close for bins to be pulled onto Sherbourne Close on bin day.
<ul style="list-style-type: none"> • Crime rates - Due to the proposed alleyway that will be installed this will encourage crime such as drug dealing (which is already a problem in the neighbourhood). 	We are of the view that crime and antisocial behaviour will be improved by the proposed development by making sure that routes through the site, parking areas, bin storage and green spaces are overlooked to increase the safety and security of residents and properties.
<ul style="list-style-type: none"> • Loss of natural light - Due to the regeneration project there will be a loss of natural light that will directly affect residents of Sherbourne Close at the back of our properties 	South Gloucestershire Council have published guidance (Householder Design Guide SPD March 2021) on separation distances. It says; <i>“Where a window to a primary room faces onto the blank elevation of another building, a separation distance of 12 metres should be maintained. Where a separation distance of 12 metres or over is achieved, it is unlikely that development would provide insufficient levels of natural light or outlook.”</i> The new homes have been moved following the consultation event giving a separation distance of 16m next to 19A Sherbourne Close and 14.4m next to 23 Sherbourne Close – this is in excess of South Gloucestershire Council guidance and so should not result in a loss of light.
<ul style="list-style-type: none"> • Loss of street lighting - Due to the proposed alleyway and the actual project there will be a lack of street lighting in the area. 	Lighting within the vicinity will be improved as part of the proposed development. An external lighting scheme shall be provided to all access ways and parking areas. The lighting will be to adoptable standards in adoptable roads, elsewhere it will comprise of high-level lamp fittings with low energy lamps, controlled by photocell daylight sensors. We will propose to the Local Highways authority that a lighting column is installed within the footway to the rear of 19A-23 Sherbourne Close to improve security.
<ul style="list-style-type: none"> • Disruption of amenities - Due to the nature of the project if water pipes or electric lines are dug up it will cause a detrimental amount of disruption to the residents of Sherbourne Close. 	As above E G Carter is liaising with the utility providers to maintain the supplies and any necessary diversions will be implemented as part of the enabling phase to ensure levels of service remain.
<ul style="list-style-type: none"> • Selling houses - If a resident of Sherbourne Close wanted to sell their house within the 4 years of the project. They’d have an extremely hard time due to the disruption and living on a live building site. 	If a resident of Sherbourne Close wanted to sell their house whilst the scheme is being constructed, prospective buyers may well be influenced by the nearby development. However, prospective buyers may also be influenced by the improved living environment once the scheme is complete.

Comments 19A-23 Sherbourne Close Homeowners 30 October 2023	Bromford Response 16 November 2023
<ul style="list-style-type: none"> Noise pollution - The nature of the work would allow a huge disruption and would generate a huge amount of noise pollution disrupting neighbourhoods and nature. 	<p>All works will be undertaken in accordance with relevant Building Control and HSE guidelines, keeping disruption to a minimum. Bunding and screening temporary measures will be provided to further reduce impact with physical barriers.</p>
<ul style="list-style-type: none"> Disruption to nature and wildlife - Sherbourne Close and surrounding neighbourhoods have great wildlife conservation with foxes, squirrels and hedgehogs and bat's. This would disrupt the natural habitats of these animals. 	<p>An Ecological Appraisal Report will be submitted as part of the planning application. This includes an assessment for the site's potential to contain protected or notable species. Bat Activity Surveys will also be included. We received initial feedback from the Council's ecologist at pre-planning application stage.</p>
<ul style="list-style-type: none"> Parking and electric vehicle charging - Parking in Sherbourne Close is already an issue by building upon the back of this neighbourhood, it would allow a further disruption and residents would have to park elsewhere. With the new proposed plans of rolling out electric cars soon, it would be very hard for residents to charge these cars. 	<p>We received comments from local residents in relation to the impact the proposed development may have on parking. A parking survey was undertaken in September 2023 in accordance with South Gloucestershire Council's published guidance. The results indicate that there is sufficient capacity on the local highway network to accommodate further on-street parking. A copy of the parking survey will be submitted as part of the planning application. In addition, we have included some parking spaces for displaced vehicles and garage customers in the north of the proposed development. With regards to electric vehicle charging, all the new homes will have access to electric vehicle charging points.</p>
<ul style="list-style-type: none"> Food delivery, furniture deliveries and home improvements - The front entrance of Sherbourne Close is already a tight squeeze. To make this more viable deliveries as of such have to be delivered through the back entrance. With the regeneration project we cannot see how this could be carried out. Alongside, any home improvements made to the back of houses would almost be impossible due to the lack of space. 	<p>If planning permission is granted, residents of 19A-23 Sherbourne Close will still be able to use the rear entrance for deliveries.</p>
<ul style="list-style-type: none"> Asbestos - The garages and flats that will be knocked down will more than likely contain asbestos and due to how huge this project is there will be spores going into the atmosphere, possibly affecting the residents. 	<p>There is asbestos present in the existing flats and garages and we will comply with all relevant legislation to safely remove it from site. Refurbishment and Demolition surveys will be undertaken by a suitably qualified surveyor, who will provide a compliant survey report. This report will detail the types of asbestos present and will determine the removal strategy. All identified asbestos will then be removed by specialist contractors in accordance with HSE ACOP L143 Second Edition (2002) and HSG 210/3 for any un-licenced removals.</p>
<ul style="list-style-type: none"> Fly tipping - The proposed regeneration plan and the possibility of having an alleyway separating the houses will encourage fly tipping which is already having an inimical 	<p>As above we are of the view that antisocial behaviour such as fly tipping will be improved by the proposed development by making sure that routes through the site, parking areas, bin storage and green spaces are overlooked. As also above, we will propose to the Local Highways authority that a</p>

Comments 19A-23 Sherbourne Close Homeowners 30 October 2023	Bromford Response 16 November 2023
<p>effect on Sherbourne Close residents and will only become worse.</p>	<p>lighting column is installed within the footway to the rear of 19A-23 Sherbourne Close to improve security.</p>
<ul style="list-style-type: none"> The Selling of our house's was also mentioned in the meeting to Bromford allowing them to gain more land if they decide to buy them and perhaps knock them down and then joining up the road in Sherbourne Close to Barrington & Fairford Close giving a second access route and further housing on the remaining land. 	<p>Bromford did not consider the inclusion of 19A-23 Sherbourne Close in the proposed regeneration scheme as this is a private terrace of houses outside of our ownership. We already have properties to purchase within the proposed regeneration site which is reflected in the viability of the scheme.</p>
<p>As discussed at the meeting regarding noise and pollution for the live building site would there be any compensation paid out to the 6 residents ie new triple glazed windows and doing work on the 6 houses to enable them to blend in with the regeneration project</p>	<p>Bromford will not be paying compensation to neighbouring homeowners. Bromford is proposing to regenerate Barrington Close and Fairford Close to deliver a scheme of much needed modern, energy efficient affordable homes. The proposed scheme is expensive due to the constraints of the site which is reflected in the viability of the scheme.</p>
<p>As the 6 residents of Sherbourne Close, we would like to liaise with Bromford and to come to a satisfactory outcome which is best for all parties involved. We suggest that the affected Sherbourne Close residents and yourselves (Bromford) hold a consultation meeting on the 15th of November at 6:30 p.m. at 17 Barrington Close.</p> <p>We look forward to your response.</p> <p>Yours sincerely</p> <p>Residents of Sherbourne Close</p>	<p>We look forward to meeting you at The Park Centre, High Street, Kingswood BS15 4AR on Thursday, 16 November at 6:30pm.</p>



1 No 19a Sherbourne Close Upper Rear Window



2 No 23 Sherbourne Close Upper Rear Window



3 No 23 Sherbourne Close Upper Rear Window



4 No 23 Sherbourne Close Rear Garden



5 From First Floor towards Sherbourne Close



6 Aerial facing North West



KEY PLAN