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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



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