

10 October 2016

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Dear neighbour,

Levett Road, Packington – Regeneration project

Providing good quality homes for our customers and leaseholders is really important to us and regeneration gives us an opportunity to replace some of our poor quality homes with brand new, energy efficient ones. The homes for regeneration on Levett Road in Packington were built using concrete and are known as ‘Airey’ houses – their construction is quite different to the more conventional brick or timber frame homes. This type of property has a poor energy efficiency rating and is extremely costly to heat.

Last year we made the decision to regenerate this area. As part of this, we have consulted with customers and residents about our plans for redevelopment and this update is part of our commitment to keeping you informed throughout the process.

In August 2016, Bromford held a drop-in event in Whittington for the residents in and around Levett Road (Botany Bay) and local parish and district councillors to view our plans for the regeneration of Levett Road. We have investigated and carefully considered all of the points raised at the event and in letters received (including an open letter to us that was received shortly afterwards). We promised to provide an update on our website – <http://www.bromford.co.uk/get-to-know-us/open-and-transparent/regeneration/levett-road/> - by the 10th October 2016. There are still a number of enquiries outstanding and once we have the information, this site will be updated further.

We can assure residents that we have examined all of the points raised and are happy to receive further comments moving forward. But we also acknowledge that our responses may not provide the answer or outcome you as a resident were looking for.

The next step will be to submit a planning application on the basis of the amended plans. These will be presented on this page for you before we submit our planning consent. You will then be contacted by letter from Lichfield District Council when planning has been submitted so you may view the plans at set locations or online.

1. Density of homes planned for development on Levett Road

Some residents felt the development was too dense for the site at 24 homes and this would have an impact on other services in the area. We are currently finalising the site layout and there is a possibility the numbers may reduce slightly once this has been completed.

2. Loss of green space/childrens play area

Residents were concerned about the loss of green space located to the front of 22-28 Levett Road.

Unfortunately this space is not a designated childrens play area and has always been owned and maintained by Bromford.

Whilst we appreciate these concerns, we are mindful that we need to make the best use of the land available on site and this does mean utilising the area where the green space is located. Ultimately this will enable us to provide the new homes with reasonable back gardens.

3. Increase in volume of traffic, loss of parking and congestion problems

Increased traffic, loss of parking and more congestion were potential issues residents raised from building new homes here. We believe we have reduced the impact of the new homes by providing two car parking spaces per home which is above the requirement of the planning authority.

We have also consulted with Staffordshire County Council's Highway Department and they have advised that the design and width of the roads is satisfactory to accommodate the number of new houses.

The loss of the parking area adjacent to the garages and no's 26-28 Levett Road – this area is owned by Bromford and should not be used for resident car parking. We have assessed the parking issues on Levett Road and it is notable that some houses have a significant number of cars and other larger vehicles parked on drives. We feel this contributes to vehicles needing to be parked on the road which causes access issues and is exacerbating the situation for other residents at the moment.

We will be discussing with existing Bromford customers the possibility of providing in-curtilage parking to their home and formalising dropped kerb access to existing driveways to ease any existing issues. We will also continue to review any other opportunities to help alleviate these concerns.

4. Utilities

a. Low water pressure at peak use times

Residents raised the issue of low water pressure at peak times. Water authorities have obligations to maintain minimum pressure standards for existing and potential customers and will have to meet these obligations when providing any proposals to serve the proposed development.

For issues you currently face with water pressure you can find help on South Staffs Waters website at: <https://www.south-staffs-water.co.uk/household/my-water-supply/pressure>

It also tells you how to report a problem with regard to low pressure. We would suggest that any resident who is experiencing issues to report it and get it checked out.

As part of our role in bringing this scheme forward, we will also be raising the issue of low water pressure with South Staffordshire Water.

b. Sewage blockages

We are currently investigating your concerns about the capacity of the existing sewage system and with this information will plan to design a drainage plan that will cope well with the number of properties planned in the development and also ensure that it meets with necessary regulations.

c. Broadband

Residents see broadband as an essential service for this community and we have made some enquiries on your behalf about how you could improve the speed of the connection. Fibre Broadband is available from the 'Whittington Exchange 3' and BT are accepting orders for this service if you wish to upgrade.

d. Gas

Gas is not currently available on Levett Road and fuel costs are a concern for all residents. We have sent an enquiry to establish whether gas could be made available for our new development at Levett Road and at what cost. We are awaiting confirmation that existing residents could also access a new supply if one were made available. As we receive more information we will let you know.

5. Flooding to Jerrys Lane

Residents reported flooding around Jerrys Lane. We must ensure as part of any new development that we do not increase the rate at which surface water runs into the drains. It is most likely that the water will be held in an underground tank and will flow into the mains drainage at a controlled rate and therefore will not create any extra surface water run-off that could cause flooding issues.

We will be checking that drains on Jerrys Lane are not blocked and therefore contributing to the existing flooding issues.

6. Drop in property values

We are confident that our new housing scheme will enhance the area with modern and attractive housing and will provide customers with brand new energy efficient homes. The general driver for determining property prices is the balance of supply and demand.

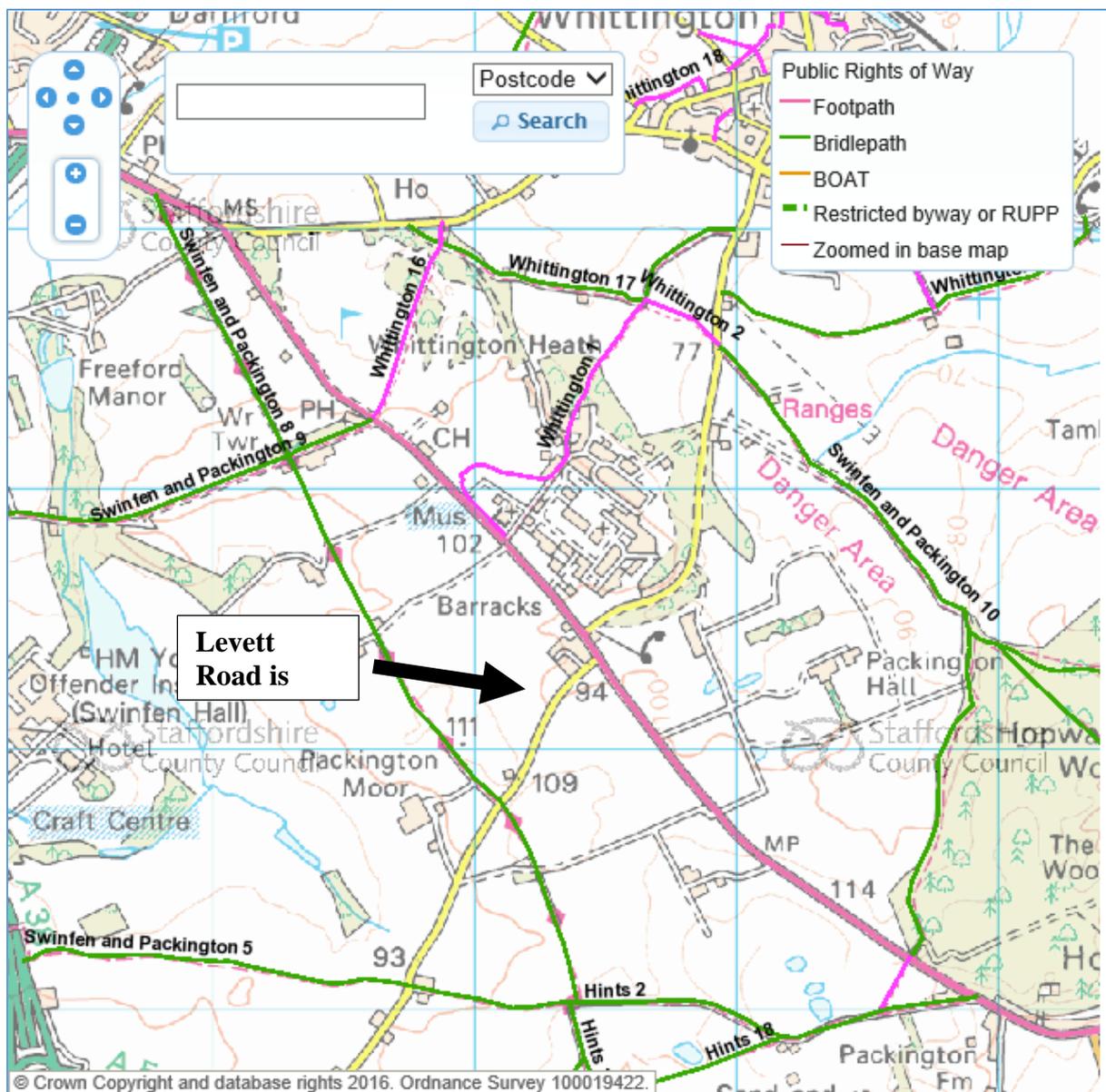
7. Knock on effect on local school services

We are in contact with the local school and will continue to liaise with them as the development progresses. We are hopeful that a number of the children who move into Levett Road will be from the local area and will already have a place at the school and doctors surgery.

8. Access to local field

Some residents access the field that runs behind the garages to exercise their dogs etc. We have been in contact with the neighbouring landowner who has advised us that there is no public footpath on his land.

The good news is, we believe there is a bridleway close by and public right of way through Whittington Heath. *Please see map below.*



9. Dust produced during demolition work

Residents were concerned about dust that may be produced during demolition works. As a considerate constructor, Bromford Developments Limited (BDL) our in house construction team will use the necessary methods to suppress dust during demolition works. This may include using water sprays that dampen any dust arising during demolition or screening (depending on the demolition method chosen).

10. Traffic during construction

As it is intended that the road will be adopted as a public highway, the County Council's Clerk of Works will be visiting the site during the course of the redevelopment works to ensure that there are no issues. Any remedial works required to the existing length of Levett Road as a result of its use by development traffic would be agreed with the Clerk of Works and carried out by Bromford. The Highway Authority have statutory powers in respect of damage being caused to a highway by construction traffic and as a result will be keeping a close eye on the development.

BDL have experience of developing adjoining existing homes and we intend to liaise with residents and manage our contractor/suppliers so that any issues are minimised.

11. Disturbance during construction

Again BDL have experience of managing similar development sites where works are being undertaken in close proximity to existing residents and we would put measures in place regarding hours/methods of work that would ensure that any such issues are minimised.

Prior to commencing works, detailed investigations would be undertaken to clarify the location of any existing mains/services that are to be retained and the results of these investigations would be conveyed to any contractors undertaking works in the vicinity.

12. New development overlooking existing homes

We can confirm our proposed development meets planning regulations.

We hope this information answers some of your concerns and we will keep you updated once we have further details.

Yours sincerely,



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