

Our Ref: CT/JT/lpb

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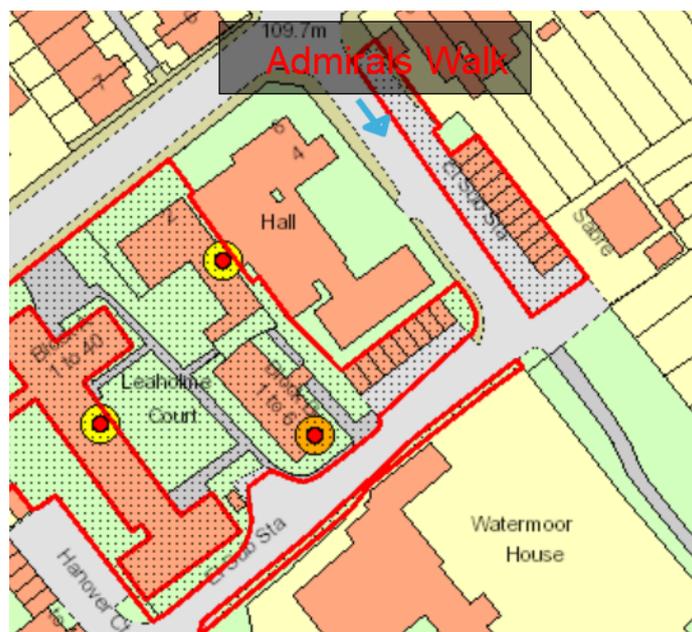
Dear ,

On 28 November 2019, Bromford held a drop-in event in Cirencester for the residents, neighbours, town and district councillors and other interested parties to view Bromfords proposals for the regeneration of Leaholme Court. We also made these plans available online for anyone to view and comment upon if they wished.

We had good attendance on the day and the feedback was very positive with some constructive comments on the plans. We have collated and carefully considered all of the points raised at the event and in letters and emails received afterwards. We have sent individual responses where appropriate and will provide an update on our website as well.

Whilst the formal consultation is now closed, we are happy to receive further comments moving forward. We are submitting our planning application this month.

One interesting point raised at the open evening was that the road we believed to be Tower Street is actually called Admirals Walk, as shown below:



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

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1 Exchange Court, Brabourne Avenue, Wolverhampton Business Park,
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Bromford Housing Group Limited
Bromford Housing Association Limited
Bromford Home Ownership Limited
Bromford Developments Limited

Registered Society No. 29996R
Charitable Community Benefit Society No. 7106
Registered Society No. 29991R
Company Reg. No. 06507824

Registered office:

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

Merlin Housing Society Limited
Oakbrook Homes Limited

Charitable Registered Society No. 30012R
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Below, we have listed some of the comments received and our responses for your information:

There are concerns regarding vehicular access to Hanover Court and properties on Tower Street (Admirals Walk) during construction

Increased traffic and more congestion were potential concerns residents raised from building new homes here. We have reduced the impact of on street parking by providing one car parking space per home, which is more than the existing provision of spaces for the existing blocks of flats. Bearing this in mind, we are confident the development won't escalate parking issues in the area.

Improved access for emergency vehicles should be incorporated into the plans

Admirals Way is currently a public highway adopted by Gloucestershire County Council; it currently has no parking restrictions however as part of our redevelopment we intend to apply to GCC for double yellow lines to be applied to Admirals Walk.

It has been of concern to us and the residents of Hanover Court that commuters have parked inconsiderately on Admirals Walk for several years. There have been instances of blocking in our customers who rented the garages on Admirals Walk etc. For example, there have been instances of customers who rent garages on Admirals Walk becoming blocked in by other vehicles.

Obviously, any current issues relating to inconsiderate parking on Admirals Walk causing access problems should be addressed by Gloucestershire County Council, who can be contacted via email at highways@gloucestershire.gov.uk or by phoning 08000 514514.

The proposed building is higher, wider and visually 'bland' and the design is out of character with its surroundings.

Unfortunately, design is very subjective and personal to the individual. Bromford have submitted a pre-planning application to Cotswold District Council who have not commented adversely on the design.

However, to take on board some of the comments received regarding design, our architect is looking at the finishes we are proposing for the new building.

The proposed building is more imposing than the existing building and closer to some neighbours, which will cut out more light. This and the number of windows and balconies will create greater noise and visual intrusion to neighbours

The proposed building mass is larger than the existing and is closer to boundaries in certain locations, there are however locations where building line and mass has been pulled substantially away from boundaries to the benefit of surrounding amenity.

The proposed structure is only slightly higher than the ridge line of the existing, and there is a general increase in height at footprint / eave and ridge line location surrounding the building. To this extent the proposed building will be larger, however we consider any negative impact upon amenity due to this increased mass will be marginal due to certain existing and "to be retained" boundary features already providing a level of screening and cover.

In addition, the Local Planning Authority on planning balance has indicated their current acceptance of the proposals in terms of increase in size etc.

We do not have any balconies on the proposed scheme where residents can sit outside. There are only Juliet balconies which are french doors that open inwards with a guard rail to the external wall. This is a reduction to the existing development that has a considerable number of balconies as the flats were accessed from open balcony decks or individual balconies and so we consider any concerns around privacy to be reduced by the new proposals.

There is no overflow parking for the resident and visitors, which will exacerbate the parking problems in the area

We believe we have reduced the impact of the new homes by providing one car parking space per home on Bromford owned land, which is an increase on the number previously provided.

Providing parking will attract those with cars, which will cause increase traffic and pollution and will not benefit the wider community

Unfortunately to comply with the highways and local planning authorities' requirements we do have to provide car parking. We believe the development encourages other modes of transport too such as the internal area for bike storage which is provided for residents.

Dust and noise created by demolition

E G Carter, our construction partner, has experience of managing similar development sites where works are being undertaken in close proximity to existing residents and we will liaise with residents and manage our contractor / suppliers so that any issues are minimised. We will also put measures in place regarding hours / methods of work that ensure any disturbance is minimised.

Measures to stop excess parking from non-Bromford customers should be included

We are looking to make an application to Gloucestershire County Council Highways department to install double yellow lines on Admirals Walk adjacent our development entrance to mitigate this issue.

Concerns that the construction process will cause an incursion into the Roman archaeology below

Extensive research, site assessment and physical investigation has been undertaken on site to establish, as far as is currently practical, the extent of archaeology. This has been done in full compliance, consultation and agreement with the Local Planning Authority and County Archaeologist.

All results of these investigations are currently being used to prepare a detailed construction strategy, which will have at its core an emphasis on protecting archaeological features. There will however, be an impact upon underground archaeological features, but these will be kept to a bare minimum in agreement with relevant consultants and authorities.

Any strategy developed will require approval through the planning process and will involve continued assessment and oversight during construction.

Concerns that the removal of the existing garages will cause privacy and security issues for the bordering properties

Bromford will liaise with all the residents whose properties about our redevelopment to agree the boundary finish and the levels. We will be in touch with you in the shortly to discuss this.

Suggestion of including dog waste bins and electric vehicle charging points

With regard to dog waste bins, these are usually provided by the local authority. Keep Britain Tidy suggests that dog waste can be disposed of in any rubbish bin. It is Bromfords intention to supply a small number of electric vehicle charging points.

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

The next step will be to submit a planning application on the basis of the amended plans. The plans will be presented on our website for you to view.

Yours sincerely,



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