

8 September 2020

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Dear

Proposed redevelopment 21 to 27 (odd numbers only) Mendip Crescent and Mendip Crescent garage site

In May 2020, we wrote to local residents and the town council to consult on our plans for the proposed redevelopment of 21, 23, 25 and 27 Mendip Crescent and Mendip Crescent garage site. The redevelopment proposes to deliver 11 quality new homes, parking and associated landscaping. We sent a copy of the proposed site layout and a feedback form to over 100 local residents so they could provide their views on the plans. This was instead of a drop-in consultation event which unfortunately had to be cancelled in line with government advice on the coronavirus pandemic, for the safety of both local residents and colleagues.

Many thanks to the 13 residents who took the time to send us their feedback on the plans. We have collated and carefully considered the points raised and have sent individual responses where appropriate. Below is a summary of the main issues/queries raised.

1. Relationship between the new development and existing homes

The plans we consulted on proposed building 12 new homes consisting of one and two-bedroom flats and one, two and three-bedroom houses with associated parking and landscaping. As a result of comments received on the relationship between the new development and existing homes in terms of possible overlooking, we have revised the proposed site layout. We have reduced the total number of proposed new homes from 12 to 11. We have removed the four apartments and the detached 3-bedroom house and instead propose a scheme consisting of one, two and three-bedroom semi-detached/terrace houses with associated parking and landscaping. Please find enclosed a copy of the revised proposed site plan. The revised proposed site layout minimises the impact the new homes may have on existing properties by including chalet bungalow style homes at plots 7 and 8 along the western boundary and a minimum of 21m back to back distances for the two-storey homes at plots 7 to 11. Where a back to back distance of 20.75m for the two-storey homes at plots 5 to 7 is proposed, the internal layouts of the new homes have been designed to minimise overlooking to the rear of 13 to 19 Mendip Crescent.

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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
Company Reg. No 09828967

2. Parking

We received comments from local residents in relation to the impact the proposed development may have on parking. If planning permission is granted, the Mendip Crescent garage site will no longer be available for use. A parking survey was undertaken in September 2019 to establish the existing usage of the Mendip Crescent garage site for parking, which was minimal. A copy of the parking survey will be submitted as part of the planning application.

Once built, parking for residents and visitors of the new homes will be within the redevelopment site. The number of spaces proposed exceeds South Gloucestershire Council's Residential Parking Standards which require us to provide 18 parking spaces (we are providing 20 parking spaces). Vehicle charging points for electric cars have been included where parking spaces are located within the immediate vicinity of the new home; ducting will be provided for all other allocated parking spaces. The new homes will also have sheds for storage of bicycles.

3. Garage customers

The proposed redevelopment includes the demolition of all the garages at Mendip Crescent. 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.

Other garages are available in the local area including Downend, Emerson Green and Staple Hill. If you would like to find out more about which garages are available to rent, please call us on 0300 123 2222.

4. Ecology

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. The report notes that, overall, habitats within the redevelopment site are considered to be of negligible and low intrinsic ecological value due to the limited quality, distinctiveness and extent of the habitats present. The redevelopment site contains a limited range of habitats and is relatively isolated from other areas of semi-natural habitat and greenspace.

5. Boundary treatments

On receiving planning permission, the redevelopment site will be secured with heras fencing during construction. We propose to install a 1.8m close boarded wooden fence around the perimeter of the site. We will contact all residents whose properties back onto the proposed redevelopment site to undertake boundary condition surveys before any works commence.

6. Construction traffic

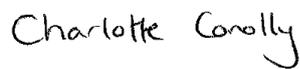
If we receive planning permission, our contractor will take steps to minimise construction traffic where possible. Prior to the works starting, there will be a Meet the Contractor event which will give you an opportunity to meet the site team and discuss any queries you may have. We will also provide you with contact details for the site team in case there are any issues. The contractor will work to the principles of the Considerate Construction Scheme and will maintain communication throughout the development with all local residents. The contractor will aim to minimise the creation of mud and dust by completing regular wheel washing, cleaning and using dust mitigation techniques on the development site.

There are no plans for the contractor to use the green space on Blackhorse Lane, opposite the proposed redevelopment site.

The planning application will be submitted to the local planning authority shortly. Copies of the plans will be available to view on our website www.bromford.co.uk/regen. Once the application has been submitted, 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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Enclosed: Copy of the revised proposed site plan