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Friday 16th June 2023

Dear,

Regeneration at Berkeley Close, South Cerney

On 25 April 2023, Bromford held a drop-in event in South Cerney for our customers, neighbours, district and parish councillors and other interested parties to view Bromford's proposals for the regeneration of numbers 1 to 62 Berkeley Close. We also made these plans available online for anyone to view and comment upon if they wished.

A significant number of people attended the event with lots of positive feedback. We have collated and carefully considered all of the points raised at the event, and in subsequent correspondence, and have sent individual responses where appropriate. A list of the key points raised, with our comments, are listed below but we will also ensure this letter is on our website to view.

In terms of our communication going forwards we will:

- continue to update our customers over the next few months with regard to the progress of our planning application
- give plenty of notice of any demolition works and a start on site date to the neighbours to the development site
- liaise with the school and nursery with regard to traffic management

Key points raised:

Vehicular Access to Saxon Meadow Site via The Leaze

Increased traffic and more congestion from building new homes here were potential concerns that residents raised. We have reduced the impact of on street parking by providing two in curtilage car parking spaces per house and 1 per flat, which is more than the existing provision of spaces for

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numbers 1 to 8 and 9 to 20, the existing flats, Berkeley Close. Our development will not therefore escalate parking issues in the area and, more importantly, on The Leaze.

It is a concern that residents have parked inconsiderately on The Leaze for a number of years. The Leaze is currently a public highway adopted and maintained by Gloucestershire County Council; it currently has no parking restrictions. Bromford intend to provide dropped kerbs for the three Bromford customers who currently live on The Leaze on the route to the new Homes at Saxon Way. This will help to ease congestion somewhat, and more importantly protect our customers cars. However, please note that the majority of homes on this route are privately owned and Bromford have no jurisdiction over how they park.

Any further issues relating to parking on The Leaze causing access problems should be addressed by Gloucestershire County Council – they can be contacted via email at highways@gloucestershire.gov.uk or by phoning 08000 514514.

Parking arrangements for the new homes

The existing homes at Berkeley Close have very little in curtilage parking and most residents park on the road. As detailed above the majority of the new homes will have in curtilage car parking 200% for 2, 3 and 4 bed roomed houses and 100% for 1 bed houses, bungalows and flats, with some additional visitor spaces adjacent.

Parking Arrangements for Adjacent Residents

The six existing homes, within the planning boundary of our proposed development area, that are not being redeveloped either currently have in curtilage parking or park on the road. The existing road network will still be able to accommodate 'on street' parking for existing residents.

Bromford can only be responsible for the requirements of the new homes within the planning application and unfortunately cannot provide car parking for the neighbours of our homes who have more cars than they can fit on their car parking courts. However, we are confident parking will not be an issue at Berkeley Close due to the amount of parking we have designed in. (see previous comment).

We are aware that the neighbouring homes on Berkeley Close (leading to the school) and adjacent developments – Morgans Terrace, Winchcombe Gardens and Saxon Meadows all have either in curtilage parking or parking courts.

Remove Bollards on Berkeley Close

Some residents requested that the bollards on Berkeley Close be removed. The bollards were originally installed to combat the area being used as a racetrack. Therefore, we will not be removing the bollards. Access to the new build homes on the Saxon Meadow site was always intended to come through The Leaze.

What will happen in phase 2 to manage the Saxon Meadows and The Leaze traffic

Throughout the construction period we intend to lower the bollards on Berkeley Close during the day to ensure that the majority of construction traffic travels along Berkeley Close rather than via The Leaze.

Current condition of The Leaze and fear that additional construction traffic will damage it further

As the 'The Leaze' is a public highway and should be maintained by GCC highways, Wain Homes should be making repairs as instructed by the inspecting highways officer.

Concerns raised over access to the building site, traffic to the school and the safety of the children attending school

We are aware that there is a car park opposite the school where parents can park if they are unable to walk their children to school. There are also no yellow double lines along the existing roads in the vicinity of the school.

With regard to safety, companies delivering to the site will be asked to advise the Traffic Manager at the site of the estimated time of arrival of their transport vehicles 24 hrs in advance. However, as this is not always feasible over long distances and with current nationwide traffic issues, the Traffic Manager will deal with any unscheduled deliveries. This may mean turning them away if the delivery window is not available.

It is assumed that the main usage of the surrounding roads will be from 8.00 – 9.30am and 3.30 – 5:30pm, due to the close proximity of the South Cerney Preschool Playgroup and Ann Edwards C of E Primary School, therefore E G Carter will attempt to receive deliveries outside these times. A noticeboard will be erected in the vicinity of the site entrances which will advise other road users of the site entrance and also provide contact details of the Site Management team to minimise any issues drivers may have on approach to the site. The site will be sign posted from various local routes to direct site traffic and deliveries to the shortest and most efficient route.

E G Carter will visit the school to present a safety talk to the school children before we start on site.

Removal of layby near the school

Whilst we understand the loss of the layby will remove a useful amenity for parents at school drop off time, the area is actually Bromfords former garage site which needed to be included in the wider design. Given this area will be out of bounds from when we start on site we anticipate parents will make alternative arrangements including using the school parking area .

Parking for building contractors on site

We will endeavour to provide sufficient parking areas within the confines of the site boundary, which will be aided during the initial phase with a greater area of demolition than proposed construction. Where this is not possible, we will source additional provisions to park off street. As the construction progresses, sequencing of works will be developed to provide the new driveways and parking areas to be utilised by tradesman.

Sudeley Lake and Drainage Issues

We have been made aware of the issues recently encountered within the village regarding drainage and groundwater. Whilst not willing to comment on the causes, we have undertaken our own detailed ground investigation report as well as an additional suite of ground water monitoring. The storm water strategy has been designed and developed based on these results, and at no point involve any site wide de-watering strategies. The existing network of highway soakaway's will remain un-affected, and our strategy is based on the use of shallow SUDS techniques to work with the ground conditions'

Re-construction of roads after lorry traffic and current condition of the entrance to Saxon Meadow on Berkeley Close and the Leaze

Dilapidation photographs of the surrounding roads will be taken prior to construction commencing on Bromfords site at Berkeley Close. E G Carter will be expected to ensure any wear and tear is rectified before they complete the final house and vacate site.

For The Leaze and the roads leading to Saxon Meadows these are adopted highway managed by Gloucestershire County Councils Highways Team. The current disrepair of the road near the entrance to Saxon Meadow is the responsibility of the developer at Saxon Meadows, Wain Homes, and the Highways. Team. Contact details for GCC Highways is detailed above.

Loss of Open Space and lack of play area

We believe that there are adequate play facilities and open space in the local area and in the village itself. The existing grassed area was an essential component to the design of the new scheme to allow adequate garden space for families in individual properties. The new design will include some new open spaces, one of which will include the attractive silver maple tree currently in place, which were highlighted on the plans on display during the event. We are currently looking at options for these, but it is unlikely to result in a formal play area similar to that on Saxon Meadows as we feel this is unnecessary given the existing provision.

Dust and noise created by demolition

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

A construction management plan will be in place for the duration of the project, including the demolition phase and will maintain a point of contact on site at all times during working hours.

Access to Scout Hut

The access to the scout hut will not alter.

Design

There were several design issues raised –

- Letter boxes – we will ensure that they are not at low level
- Open space area adjacent elderly persons bungalows – we have discussed this with our internal team who will manage the homes and they are happy with this arrangement. In our experience, this will not cause an issue as not all people are concerned with noise from children playing nearby and in fact like to hear it. This will affect one bungalow.

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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