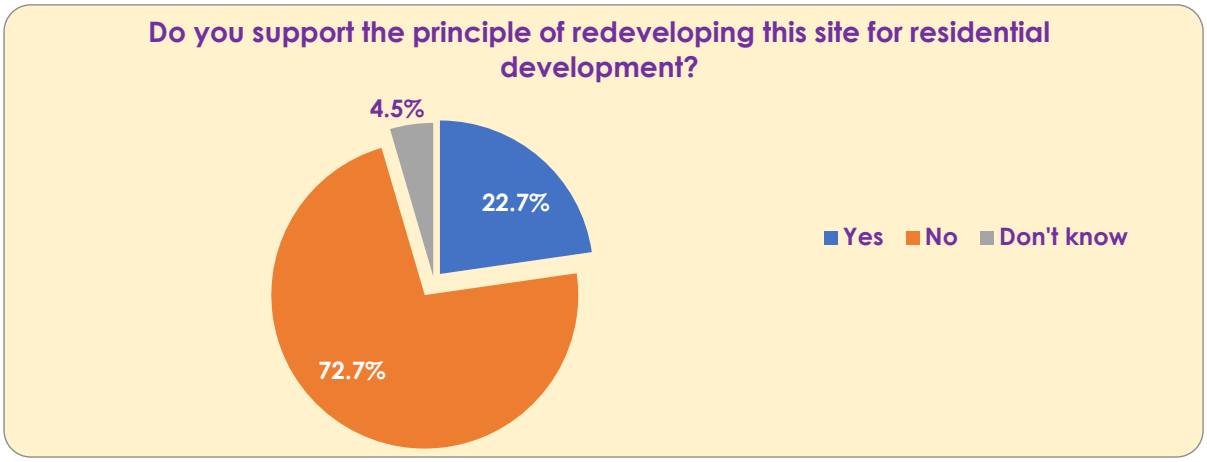
Bristol City Council Development Sites Resident Engagement – Dutton Close feedback

Overview of responses

Resident engagement for the proposed development at Dutton Close, ran between 6 December 2023 to 5 January 2024. 22 responses were received.

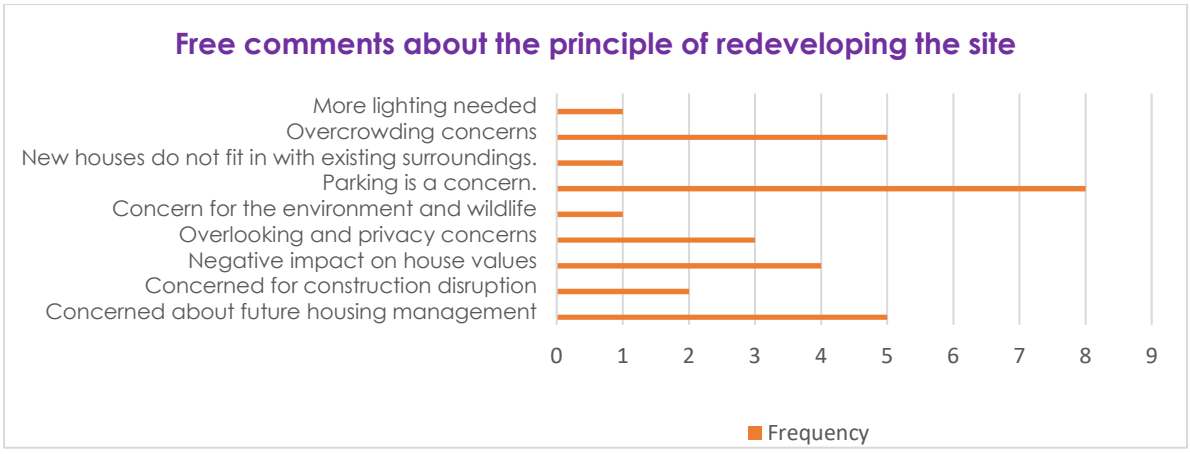
Survey respondents were asked several questions, the results of these are shown below:

Q1: Do you support the principle of redeveloping this site for residential development?

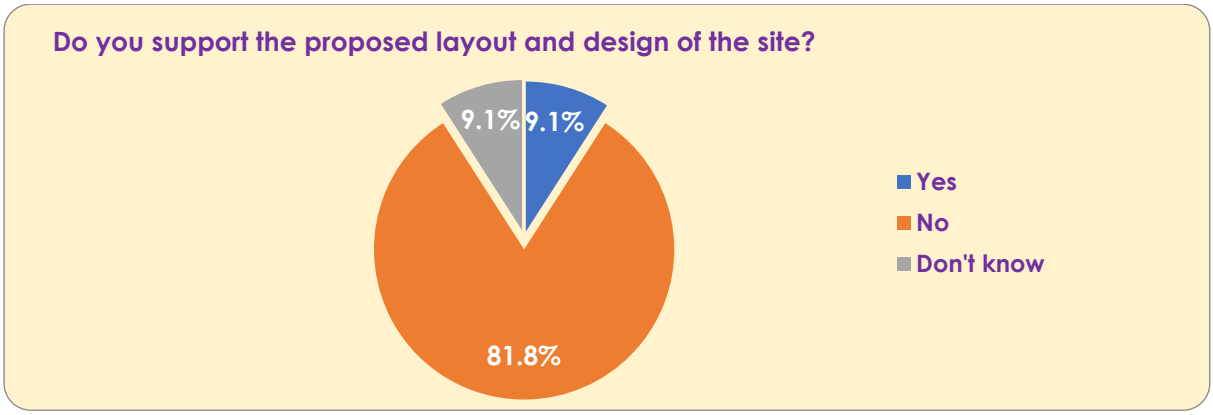


- 22.7% of respondents said they **supported it.**
- 72.7% of respondents said they **do not support it.**
- 4.5% said they **did not know.**

Q2: "If you have any comments about the principle of redeveloping the site, please provide below".

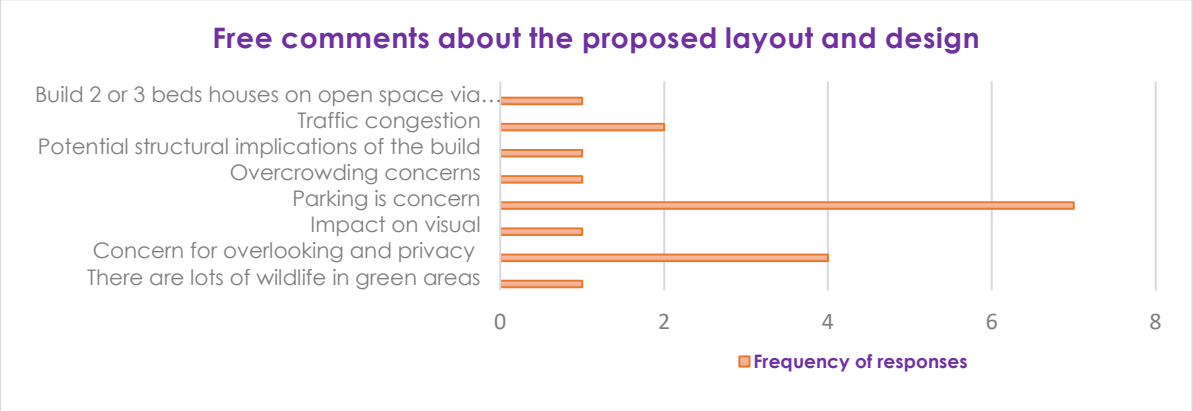


Q3: Do you support the proposed layout and design of the site?



- 9% of respondents said they **supported it.**
- 82% of respondents said they **do not support it.**
- 9% of respondents said they **did not know.**

Q4: "If you have any comments about the proposed layout and design, please provide below".



Q5: "If you have any further comments, please provide them"

Summary of comments:

- I believe the space would benefit more if you created a local park for the children.
- Traffic and noise pollution in the area and will limit parking spaces.
- There is a disabled child who may require a disabled parking space outside their house.
- Congestion and a health and safety risk for emergency vehicles
- The development will lower property values.
- Leave it as is.
- I am concerned about congestion during construction works.
- I am concerned about overcrowding.
- What is the expected duration of disruption during construction.

Below is how we have considered the main themes that were raised in the final proposal:

1. **You said you the area was overcrowded.**

The proposed development comprises 6 homes at a density similar to the surrounding environment. The buildings sit comfortably within the site at a similar scale and mass, and therefore is not considered to constitute over-development. It is not of a scale that would materially impact local infrastructure.

2. **You said you were concerned about potential for anti-social behaviour.**

The development of homes does not encourage anti-social behaviour. Bringing a run-down, backland site into long-term use could actually reduce the potential for anti-social behaviour at the site.

3. **You said you were concerned about overshadowing and overlooking of existing properties.**

The proposed dwellings have been positioned to ensure that they do not give rise to unacceptable amenity impacts on existing properties. The apartment building runs parallel to the rear garden boundary of 132 Dutton Road and flank the garden boundary of 2 Dutton Close. The design of the building has incorporated suitable offsets from the Site boundary to the respective properties and landscaping to ensure that it does not result in a visually overbearing structure or cause undue overshadowing to existing properties. Furthermore, no openings are proposed within the west elevation to ensure that no overlooking is created.

The scheme has been revised to move the proposed houses 1.2m and 2.1m respectively away from the boundary with Whittock Road and the roof pitch have been reduced from 35 degrees to 22 degrees. As a result, the visual impact of the proposed houses on Whittock Road properties has been further reduced.

4. **You said you were concerned about congestion and parking spaces.**

These garages are no longer in use and have been decommissioned by the council. Most car parking in the area takes place on street or on driveways. The proposed development would not generate levels of parking that could lead to illegal parking and an associated impact on highway safety.

5. **You said you were concerned about construction vehicles and disruption.**

There will be construction vehicles and traffic during works. This will be kept to a minimum. EDAROTH's housing product uses modern methods of construction whereby the structure is manufactured off-site and then transported and assembled on-site. This approach is 50% faster to build than traditional construction and therefore means that disruption from construction works will be much shorter than normally expected. We also expect the planning department will require us to agree a Construction Management Plan where matters such as noise, dust, construction traffic, vehicle routes and parking will need to be clearly set out and adhered to throughout construction works.

6. **You said you were concerned about access for emergency vehicles.**

Emergency vehicle access to Dutton Close will be unaffected.