

Bristol City Council Development Sites

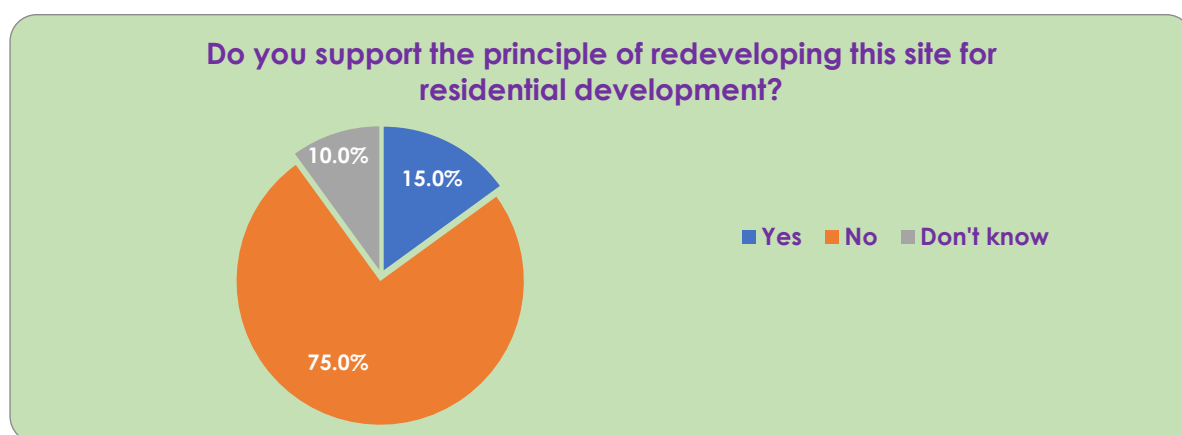
Resident Engagement – Newnham Close

Feedback

Overview of responses

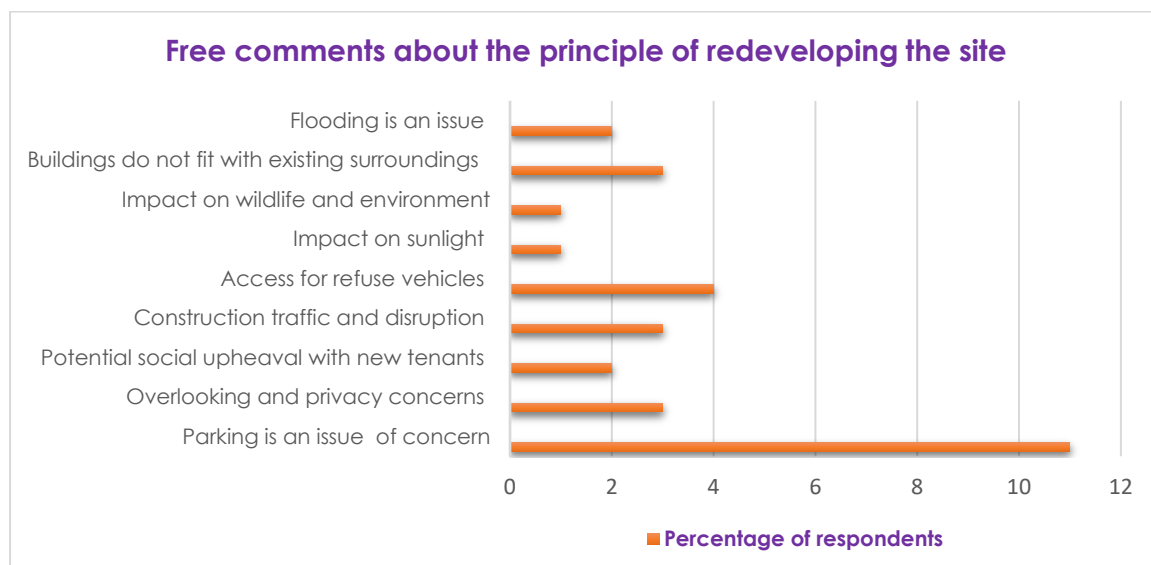
Resident engagement for the proposed development at Newnham Close, ran between 6 December 2023 to 5 January 2024. 20 responses were received.

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

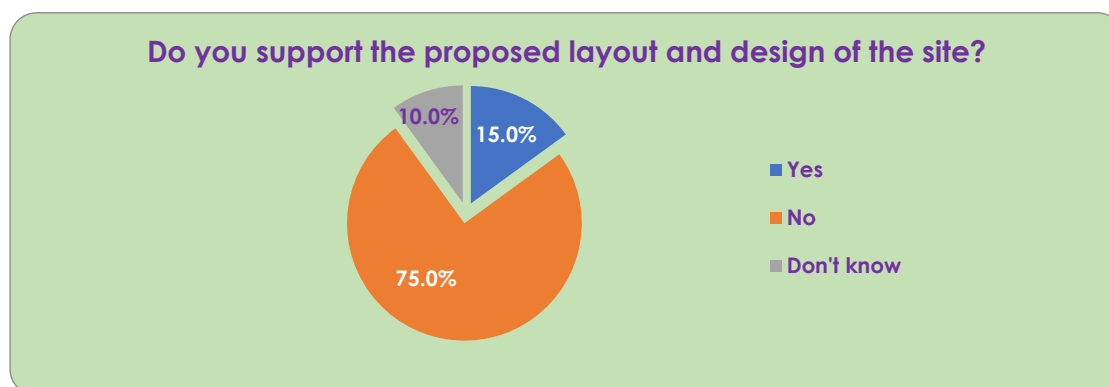


- 15% of respondents said they **supported it**.
- 10% respondents said they **did not know**.
- 75% of respondents said they **do not support it**.

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?



- 15% of respondents said they **supported** the proposed layout of the scheme.
- 10% of respondents said they **did not know**.
- 75% of respondents said they **did not support it**.

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

A summary of the main responses

- This site was designed for garages, not housing.
- Happy for the new development.
- More housing should be placed at the back end of Stockwood
- The design is out of character to the existing houses.
- The area is overpopulated with cars and vans.
- Concerned about privacy and overlooking.
- This is a family area, and the proposal are for one-bed homes.

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

A summary of the main responses

- This housing would be directly overlooking our properties and gardens.
- The road is narrow, and parking insufficient.
- Newnham close should also benefit from pavement repairs, railing repairs, landscaping etc.
- Will there be disruption during the construction phases?
- I am concerned about the habitat and biodiversity.



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

1. You said you were concerned about privacy.

The proposed flats have been designed to ensure that it does not result in unacceptable impacts on existing properties. The apartment block has been sited to the east of the site to maximise distance from the western boundary with the primary outlook of the dwellings to the north and south.

2. You said you were concerned about parking.

The proposed development provides a level of parking considered appropriate to serve the development. Whilst there may be a desire for a superior arrangement for on-street parking on Newnham Close, it is an existing situation that is not considered to be exacerbated by the proposed development given the parking provision proposed.

3. You said you were concerned about traffic and disruption during construction.

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.