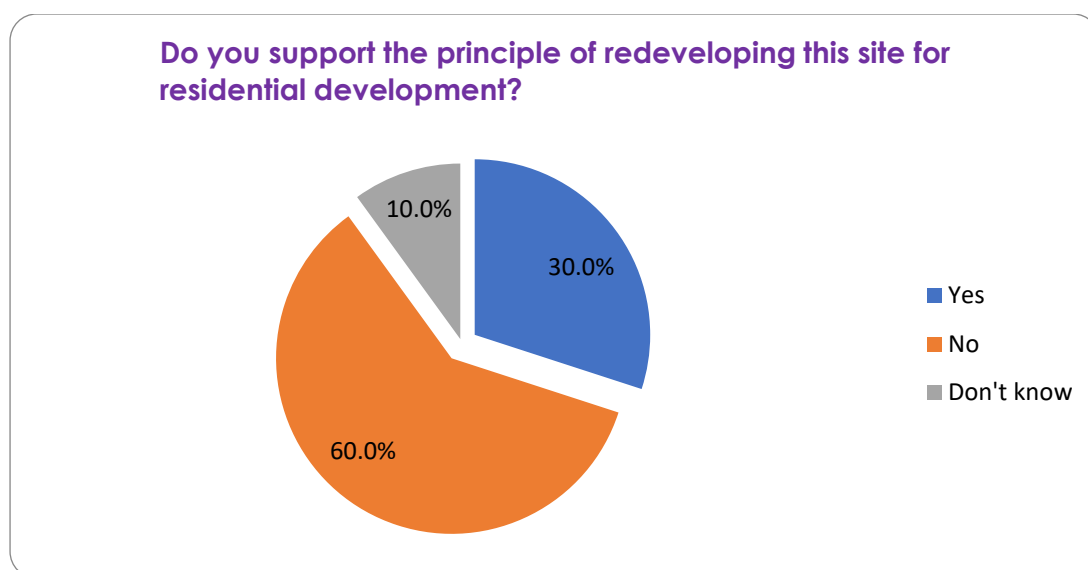


Bristol City Council Development Sites Resident Engagement – Hollister’s Drive Feedback

Overview of responses

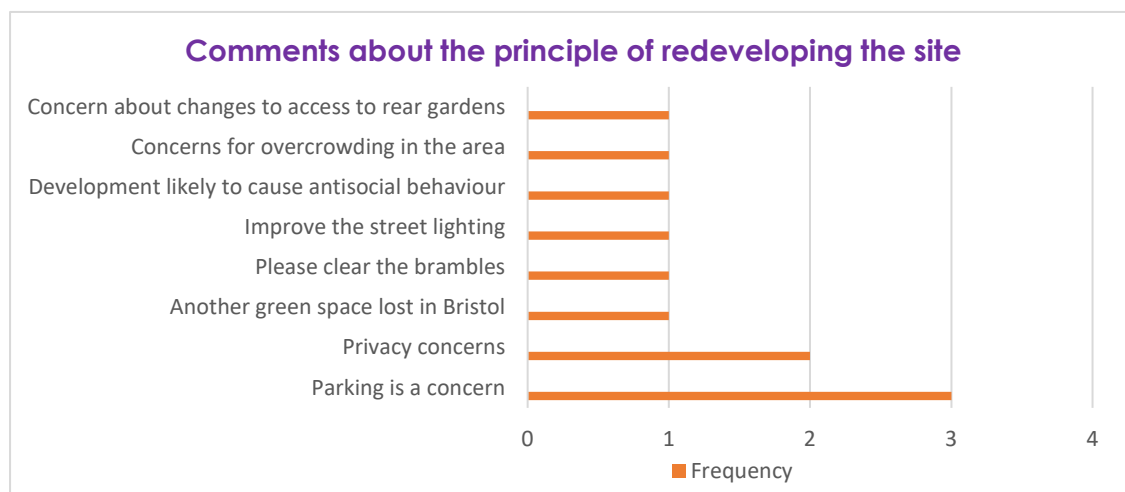
Resident engagement for the proposed development at Hollister's Drive, ran between 6 December 2023 to 5 January 2024. 11 responses were received.

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

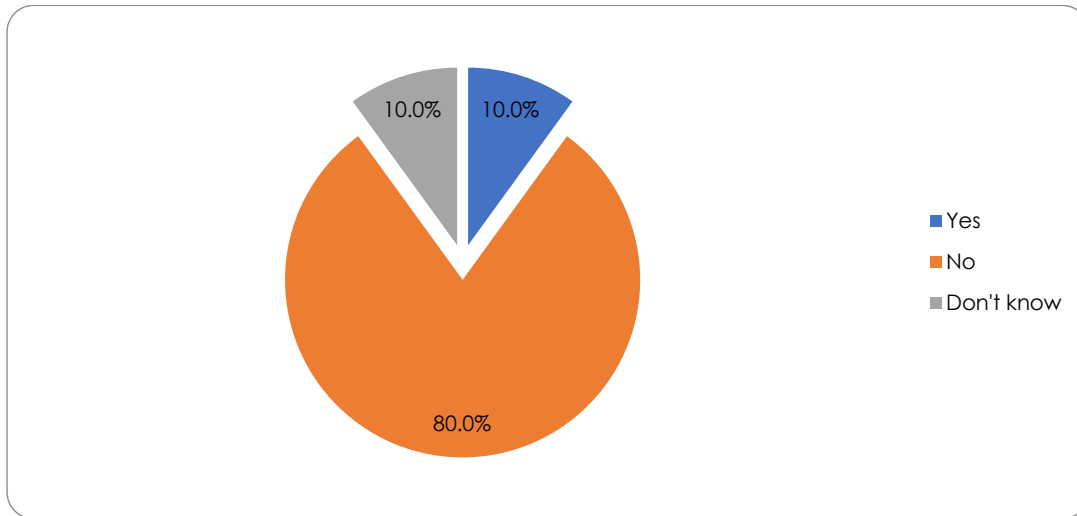


- 30% of respondents said they **supported it**.
- 10% respondents said they **did not know**.
- 60% of respondents said they **do not support it**.

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

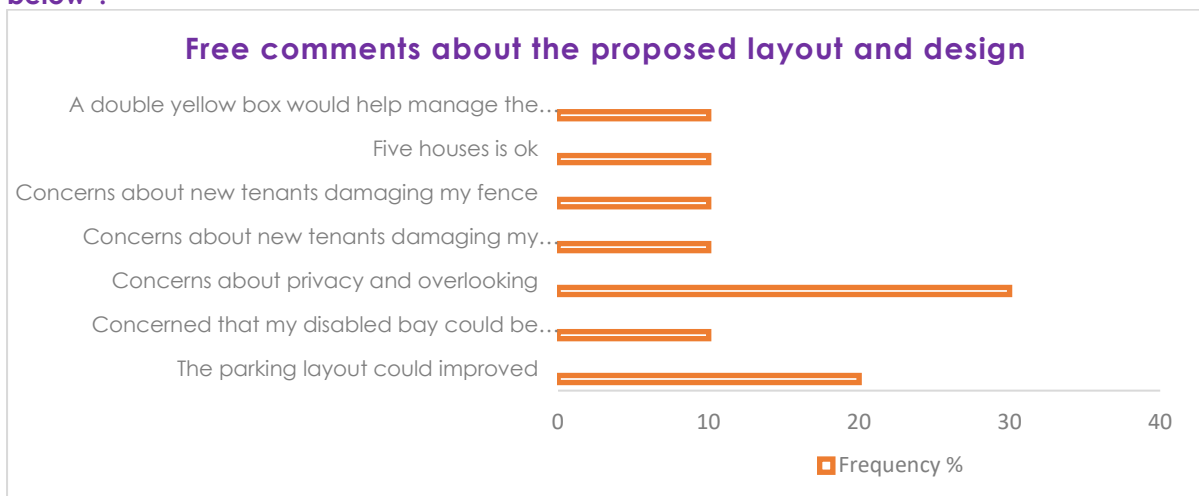


Q3: Do you support the proposed layout and design of the site?



- 10% of respondents said they **supported** the proposed layout of the scheme.
- 10% of respondents said they **did not know**.
- 80% of respondents said they **did not support it**.

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"

- I work night shifts. This will affect my sleeping routine with the construction noise.
- We need more parking spaces and fencing for the gardens for privacy.
- I have no confidence that our comments will be listened to.



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

1. You said you were concerned about privacy and overlooking.

The layout and the siting of the new buildings in relation to existing properties ensures there will be no adverse impact on residents of Dowling Road and Bishport Avenue in terms of overshadowing, overbearing, loss of light or privacy. The impact of development on property value is not a material planning consideration.

2. You said you were concerned about access issues during the construction phases.

The proposal replaces the existing footpath with a shared space for both pedestrians and vehicles. Rear accesses to the Bishport Avenue properties will not be impacted by the completed development. The council will work with residents to ensure that appropriate access is retained during construction works should the footpath need to be temporarily closed.

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.

4. You said you were concerned about the loss of the green space.

Whilst the site is located on undeveloped green space, it is enclosed land that has no ecological designations and limited public amenity value in relation to recreation, leisure, or community use. There are other much higher-value designated 'important', open spaces in the area (approximately 105m east (Valley Walk 105m east and Pawlett Road and Bishport Avenue 190m west) and these will continue to provide local green infrastructure and recreation space.

5. You said you were concerned about overcrowding in the local area.

The proposed development comprises 5 houses at a density similar to the surrounding environment. It is not of a scale that would impact local infrastructure to the degree that improvements to local services or facilities are required for it to be acceptable in planning terms.