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SQUARE BAY/ACORN PROPERTY GROUP ST CHRISTOPHER'S REDEVELOPMENT, WESTBURY PARK COMMUNITY FEEDBACK SUMMARY, 30 JUNE 2026

Key numbers

1. Total event attendees = 116
2. Forms returned = 87 (57 online, 30 hard copies)
3. Emails and other correspondence = 15 in addition to WPCA, SCAN, The Glen/Belvedere resident group responses
4. Effectively 102 responses
5. Additional 27 sticky note comments

Feedback overview

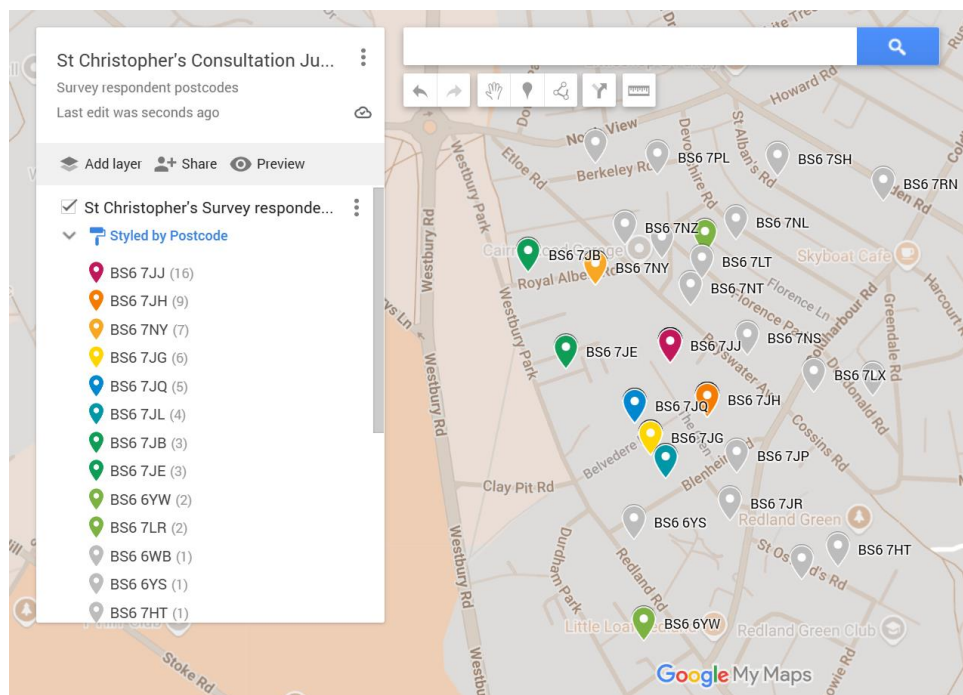
Of the total 102 responses (not all gave addresses), there was a concentration in responses from residents in The Glen (29), Belvedere Road (13), and Royal Albert Road (9), with several more responses from residents in Westbury Park (6), Blenheim Road (5) and Bayswater Avenue (5).

Community group responses

SCAN, WPCA and The Glen/Belvedere group all provided formal responses.

Respondents feedback

The map below shows the distribution of respondents by postcode, using the address information supplied. The coloured pins indicate where there were two or more responses per postcode, with a clear concentration of colour surrounding the St Christopher's site. The legend on the left of the image indicates that there were 16 survey responses from BS6 7JJ and 9 from BS7 7JH, which correspond with The Glen.



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Comments

Comments were centred around the following themes:

1. Traffic, congestion and road safety (38 comments)

This was the strongest theme with concerns including:

- The Glen being too narrow or unsafe for extra traffic
- Existing congestion from care homes, deliveries, ambulances
- Fears of dangerous junctions (Etloe Road/Bayswater Avenue)
- Construction traffic impacts
- The Glen and Belvedere Road already being congested
- Unsafe reversing by delivery vehicles
- Emergency vehicles regularly blocked
- Fears of rat-running and cut-through traffic

2. Parking pressure and overspill (36 comments)

- Existing parking is described as “dangerous”, “overcrowded”, “chaotic”
- Fears that public access will increase overspill parking
- Concern that new residents will park on The Glen / Belvedere Road

3. Opposition to access via The Glen (31 comments)

Many respondents believe The Glen is not suitable for access, describing it as:

- A cul-de-sac for decades
- Too narrow
- Already blocked by care-home traffic
- Unsafe for pedestrians and cyclists
- Already blocked by care-home traffic
- Pedestrian access would still attract cars
- Fear of a “through road” emerging

4. Pedestrian Access

In terms of opening the site for public access views were mixed with a total of 33 people welcoming it, including four each from Royal Albert Road and The Glen, and three from Westbury Park: 41 were opposed to public access, of which 31 live on The Glen (18), Belvedere Road (9) or Blenheim Road (4).

Those against access stated that pedestrian access would bring security issues for bordering homes, threaten privacy and may encourage crime (18 comments). It could encourage Westbury Park School parents to use The Glen as a drop off point (4 comments).

5. Building heights, massing and proximity to existing homes (29 comments)

Concerns focus on:

- 3-storey townhouses being “intrusive”
- Loss of privacy and overlooking / overshadowing / loss of light
- Not meeting the 21 metre separation distance
- Overbearing impact on 15–17 The Glen and Belvedere Road

6. Trees, green space and biodiversity (12 comments)

Themes include:

- Concern about tree loss

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- Root disturbance
- Doubts about achieving 10% biodiversity net gain
- Desire to retain green character
- Impact on wildlife

7. Conservation area character and heritage (11 comments)

Residents emphasise:

- Respecting the Conservation Area
- Protecting views and tree backdrops
- Ensuring new buildings are “tasteful” and in keeping
- Concerns about impact on Grace House

8. Consultation concerns / lack of transparency (10 people)

Themes include:

- Feeling excluded from discussions
- Confusion over community planning briefs
- Claims that some groups do not represent the wider community
- Requests for clearer information

9. Impact on Westbury Park Primary School

A single respondent raised the lack of school-related amenity or Section 106 benefits.

Design and social value

Survey respondents were invited to give their thoughts on the types of materials used and how the scheme could deliver social value.

- Design: Of the 56 respondents who answered this questions, 19 respondents stated a preference for the use of traditional materials, in-keeping with and sympathetic to the surrounding area, while 5 respondents welcomed a more contemporary design.
- Social value: 7 respondents referenced the legacy of SEND provision on the site, 5 respondents offered their support for pedestrian access through the site and three respondents suggested providing Westbury Park school with access to the open space.

Key considerations

Respondents were invited to rank key aspects of the proposals in order of importance. The table below provides a comparison of the responses by street, showing a clear difference in perceived level of importance.

Street	Traffic / safety	Parking overspill	Access via The Glen	Height / proximity	Privacy / overlooking	Public access / security	Character / design	Trees / green space
The Glen	Very high	Very high	Very high	High	High	Medium	Medium	Low
Belvedere Road	Very high	Very high	Very high	High	High	Medium	Medium	Low
Westbury Park Road	High	Medium	Low	Low	Low	Low	Low	Low
Bayswater	Medium	Medium	Medium	Medium	Medium	Medium	Medium	Medium

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Street	Traffic / safety	Parking overspill	Access via The Glen	Height / proximity	Privacy / overlooking	Public access / security	Character / design	Trees / green space
Avenue								
Etloe Road	High	Medium	High	Medium	Medium	Medium	Medium	Medium
Royal Albert Road	Medium	Medium	Low	Medium	High	Medium	Medium	Low
Blenheim Road	Medium	High	Low	Low	Low	Low	Low	Medium
Florence Park	Medium	Medium	Low	Low	Low	Low	Low	Low
The Quadrant	Medium	Medium	Low	Low	Low	Low	Low	Low
Berkeley Road	Low	Low	Low	Medium	Medium	Low	Medium	Low
Other nearby roads	Medium	Medium	Low	Medium	Medium	Low	Medium	Medium

Sticky note feedback

This feedback had some similarities with the survey responses, but as the comments were made directly on plans, they are more specific and location-focused. Overall, the comments are concentrated around traffic, parking, access and road safety, with a secondary set of concerns about building scale, density and affordable housing.

Main themes

- 1. Traffic, Access and Road Safety (dominant theme)** - Residents feel the surrounding road network is already under pressure and are worried that even modest increases in traffic could create safety problems.
- 2. Parking (very strong concern)** - Existing residents believe local streets are already close to capacity and fear overspill parking.
- 3. Building Height, Density and Layout** - Residents generally favour a lower-density, lower-height form of development that sits more comfortably alongside existing homes.
- 4. Open Space and Community Facilities** - Residents want open space to have a clear purpose and be actively designed rather than left as residual landscape.
- 5. Other comments** - reference to Leylandii and Oak saplings on boundary; affordable housing; and concerns re site security if opened up to the public.

Email/written feedback

Feedback provided by email was largely consistent with the feedback provided in the survey.

The greatest areas of concern were:

- 1. Height and proximity of new buildings on the boundaries**

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2. **Any form of access from The Glen**
3. **Public permeability behind private gardens**
4. **Traffic and parking pressures**
5. **Loss of privacy due to level differences**
6. **Overdevelopment relative to Conservation Area character**

Key issues by location:

- **The Glen** - Access, traffic, parking, character, density
- **Bayswater Avenue** - Height, proximity, overlooking, security, density
- **Belvedere Road** - Traffic, parking, access, wildlife
- **Royal Albert Road** - Height, proximity, security, Conservation Area

Conclusion

A number of clear themes emerge from analysis of all of the feedback.

- The most dominant theme is traffic and parking pressure, especially around The Glen and Belvedere Road, where many respondents say the roads are already saturated and unsafe.
- The second major theme is opposition to new access through The Glen, with many comments warning that this would increase congestion, construction traffic, and the risk of the road becoming a cut-through.
- The third most recurring issue is building height, massing, and proximity to existing homes, with repeated concerns that the new houses would be too high, too close, and too overbearing for nearby properties.
- It is worth noting that a number of people explicitly welcome the proposals.