

29 January 2021

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Dear

Proposed redevelopment of 3 to 18 Hampton Close, 13, 15, 17, 19, 22 and 24 Newton Road and Earlstone Crescent garage site

In December 2020, we wrote to local residents and the parish council to consult on our plans for the proposed redevelopment of 3 to 18 Hampton Close, 13, 15, 17, 19, 22 and 24 Newton Road and the Earlstone Crescent garage site. The redevelopment proposes to deliver 39 quality new homes, parking and associated landscaping. We sent a copy of the proposed site layout and a feedback form to over 70 local residents so they could provide their views on the plans. This was instead of a drop-in consultation event which unfortunately could not take place due to the coronavirus pandemic, for the safety of both local residents and colleagues. A planning application has now been submitted to the local planning authority and we are awaiting it to be validated.

Many thanks to the 13 residents/stakeholders who took the time to send us their feedback on the plans. We collated and carefully considered the points raised and have sent individual responses where appropriate. Below is a summary of the main issues/queries raised.

1. Parking

We received comments from local residents in relation to the impact the proposed development may have on parking. If planning permission is granted, the Earlstone Crescent garage site will no longer be available for use. A parking survey was undertaken in September 2019 to establish the existing usage of the Earlstone Crescent garage site for parking, which was minimal. A copy of the parking survey has been submitted as part of the planning application.

Once built, parking for residents and visitors of the new homes will be within the redevelopment site. The number of spaces proposed exceeds South Gloucestershire Council's Residential Parking Standards which require us to provide 70 parking spaces (we are providing 78 parking spaces). Vehicle charging points for electric cars have been included where parking spaces are located within the immediate vicinity of the new home; ducting will be provided for all other allocated parking spaces. The new homes will also have sheds for storage of bicycles.

2. Traffic

We received comments from local residents on the extra traffic the redevelopment may cause if planning permission is granted. As part of the planning application we have submitted a Transport

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Statement which evaluates the impact of the proposed redevelopment on the transport network. The Transport Statement undertook a review of the local highway network and concluded that that the proposed development would not result in a large increase in traffic movements and would not impact upon the safety or operation of the surrounding local highway network.

3. Garage customers

The proposed redevelopment includes the demolition of all the garages at Earlstone Crescent. Garage customers do not have to leave their garages at this stage. If you currently rent one of these garages, we will write to you again when our plans are further progressed.

Other garages are available in the local area including Cadbury Heath, Kingswood and Warmley. If you would like to find out more about which garages are available to rent, please call us on 0300 123 2222.

4. Relationship between the new development at Earlstone Crescent and the existing homes

We received comments from local residents on the relationship between plots 38 and 39, which are the two homes proposed to be built in the existing garage site and existing homes in terms of possible overlooking. Plots 38 and 39 meet South Gloucestershire Council's policy for overlooking distances and the internal layouts of the new homes have been designed to minimise overlooking onto the existing homes at Earlstone Crescent.

5. Access for refuse lorries and emergency vehicles into the proposed redevelopment at Earlstone Crescent garage site

It is proposed that plots 38 and 39 (the two homes proposed to be built in the existing garage site) will present their bins on the kerbside of the existing highway on Earlstone Crescent on bin day. It is not proposed that a refuse vehicle will enter the existing garage site.

The internal layout has been designed to ensure a fire rescue unit can safely enter and exit all of the development and can get to within 45m of all points within each dwelling, in accordance with Building Regulations 2019 Approved Document B5 guidance.

6. Construction traffic

If we receive planning permission, our contractor will take steps to minimise construction traffic where possible. Prior to the works starting and COVID-19 guidelines permitting, there will be a Meet the Contractor event which will give you an opportunity to meet the site team and discuss any queries you may have. We will also provide you with contact details for the site team in case there are any issues during the construction period. The contractor will maintain communication throughout the development with all local residents and will aim to minimise the creation of mud and dust by completing regular wheel washing, cleaning and using dust mitigation techniques on the development site.

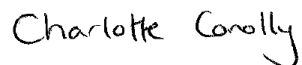
7. Bus stops

If we receive planning permission, the existing bus stop near 24 Newton Road will be relocated as close to its existing location as possible as part of the redevelopment.

A planning application has now been submitted to the local planning authority and we are awaiting it to be validated. Copies of the plans are available to view on our website www.bromford.co.uk/regen and will shortly be available on South Gloucestershire Council's website. Any further comments in relation to the proposed redevelopment will now need to be directed to South Gloucestershire Council through the formal planning process.

Thank you for taking the time to read this letter. If you have any queries, please do not hesitate to contact me via the details below.

Yours sincerely,



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