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27 May 2021

Dear customer,

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

As you may be aware, we are proposing to redevelop 3–18 Hampton Close and 13, 15, 17, 19, 22 and 24 Newton Road and the Earlstone Crescent garage site for new affordable homes. We wanted to update you on the progress we are making with this scheme.

Planning

A detailed planning application for the proposed redevelopment of 3–18 Hampton Close and 13, 15, 17, 19, 22 and 24 Newton Road and the Earlstone Crescent garage site was submitted to the planning department at South Gloucestershire Council in January 2021 and is in the process of being reviewed. Comments were received from South Gloucestershire Council on the appearance and landscaping of the proposed new homes which we are currently reviewing.

1 and 2 Hampton Close

We propose to also to redevelop 1 and 2 Hampton Close for new affordable homes. Through the inclusion of 1 and 2 Hampton Close in the regeneration scheme, we could provide a fully regenerated cul-de-sac with efficient, safe and warm new homes. We are currently working up the design and propose to submit a detailed planning application for this site in the coming weeks. In advance of this, we will write to you and your neighbours seeking feedback on the proposed plans.

Surveys

As part of the proposed redevelopment of the site, we will need to undertake surveys including ecology, drainage and ground investigations which will be submitted in support of the planning application.

All businesses are part of the Bromford Group and operate as Bromford.

Registered office:

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Bromford Housing Group Limited
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Charitable Community Benefit Society No. 29996R
Charitable Community Benefit Society No. 7106
Registered Society No. 29991R
Company Reg. No. 06507824
Company Reg. No. 13010656

Registered office:

Building 1, Riverside Court, Bowling Hill, Chipping Sodbury, Bristol, BS37 6JX

Merlin Housing Society Limited Charitable Community Benefit Society No. 30012R

We have appointed The Landmark Practice to carry out an ecology survey within 1 and 2 Hampton Close. We need to carry out this survey to prepare a report in support of the planning application. The survey will involve Ecologists watching properties in the proposed redevelopment site to establish the presence of roosting bats. The surveys will be undertaken on 7 June 2021 (dusk) and 25 June 2021 (dawn) (weather dependent). The Ecologists will have identification and the surveys should only take a few hours to complete.

We have also appointed Terra Firma (South) to carry out coal mining investigations in the form of boreholes within 1-18 Hampton Close and 13, 15, 17, 19, 22 and 24 Newton Road and the Earlstone Crescent garage site. The work will involve drilling a number of small holes into the ground, several metres deep in a variety of locations within the redevelopment site. While the holes are being drilled, the machine being used will make quite a loud noise. Terra Firma (South) will attempt to keep noise to the very minimum. The contractor will fill the holes in afterwards and make good the areas where they have worked. These investigations will be undertaken week commencing 14 June 2021 for a period of five days to establish ground conditions, the presence of any shallow coal mining features and to inform any necessary remedial measures. A permit is being obtained from The Coal Authority to undertake these investigations.

Security

Security screens and doors have been fitted to the empty properties within the redevelopment site to keep them secure. If you notice anything suspicious or unsafe regarding an empty home, please call 0330 1234 034 so we can investigate.

Earlstone Crescent garages

The proposed redevelopment includes the demolition of all the garages at Earlstone Crescent. Garage customers are not required to vacate 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.

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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