




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

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23 September 2021

Dear

## **Proposed redevelopment of 1–18 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 1–18 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. We also propose to redevelop 1 and 2 Hampton Close for new affordable homes to provide a fully regenerated cul-de-sac with efficient, safe and warm new homes. Please find enclosed a copy of the proposed site plan of all of the new homes that we are proposing to build. Additional information has been submitted to the planning department on these proposed new homes and is currently being consulted upon. Copies of the proposed elevations and floor plans of the new homes are available electronically on the planning department's website at: <https://developments.southglos.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QNUYCSOKLDS00>. The planning reference is P21/00546/F. Please note any comments will need to be directed to South Gloucestershire Council through the formal planning process.

### **Surveys**

As part of the proposed redevelopment of the site, we need to carry out coal mining investigations to establish ground conditions, the presence of any shallow coal mining features and to inform any necessary remedial measures. We appointed Terra Firma (South) to do this, most of which were done in June 2021. The remainder of the coal investigations will be done shortly.

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

#### **Registered office:**

1 Exchange Court, Brabourne Avenue, Wolverhampton Business Park, Wolverhampton, WV10 6AU

Bromford Housing Group Limited  
Bromford Housing Association Limited  
Bromford Home Ownership Limited  
Bromford Developments Limited  
Bromford Housing Group Investments Ltd

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

**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 contact the police as soon as possible and call me on the number below so we can investigate.

**Earlstone Crescent garages**

The proposed redevelopment includes the demolition of all the garages at Earlstone Crescent. If you currently rent one of these garages, we will write to you again in October regarding ending the licence agreement. If you are interested in renting an alternative garage in the local area, please call me on the number below.

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,

A handwritten signature in black ink, appearing to read 'N. Twomey', with a large, stylized flourish at the end.

Noreen Twomey  
Regeneration project manager  
Email: [Noreen.Twomey@bromford.co.uk](mailto:Noreen.Twomey@bromford.co.uk)  
Tel: 07766467139

**Enclosed:** Proposed site plan

**NOTES**

This drawing is the copyright of Quattro Design Architects Ltd and should not be reproduced in whole or in part without written permission. Only figured dimensions to be used for construction. Check all dimensions on site. Any discrepancies are to be reported to the Architect as soon as possible.

**REVISIONS**

REV: DATE - DRAWN - CHECKED: NOTES

- RevA: 14.01.21 - CC: Boundary fence to Plot 30 revised. Retained and removed trees updated to align with arboricultural report.
- RevB: 27.04.21 - CC: Parking reduced.
- RevC: 04.08.21 - CC: South-western boundary revised to match updated topo survey information.
- RevD: 14.06.21 - JLP - CC: Tandem parking to plot 1 extended following response from transport officer. Key updated.
- RevE: 5no. dwellings added with associated parking and amenity. Minor adjustments to parking, footpaths and planting.
- RevF: 21.07.21 Site boundary amended to rear of flats. Roofs amended in accordance with proposed plans and elevations. Further adjustments to parking, footpaths and planting.
- 13.08.21 - CC Trees added. Parking moved to footpath edge. Planting & footpaths adjusted.
- RevG: 24.08.21 Footpaths widened to rear of parking spaces along Plots 5-35. Hard & soft landscaping amended to suit. Path added at rear access to Plot 11
- RevH: 01.09.21 - JLP - CC: 900mm close board timber fence added from garden gate of Plot 40 to back edge of footpath.

Accommodation Schedule									
	Area (Sqft)	Area (Sqrm)	House Type	Storey	Total no.	Total Area (Sqft)	Total Area (Sqrm)	Tenure Mix (%)	Total Tenure Mix (%)
<b>Affordable</b>									
●	543.6	50.5	1BF GF	1	4	2174.3	202	9.1	100
●	592.0	56	1BF FF	1	4	2411.0	224	9.1	
●	850.4	79	2BH	2	18	15306.4	1422	40.9	
●	1001.1	93	3BH	2	16	16016.8	1488	36.4	
●	1197.0	111.2	4BH	2	2	23993.9	222.4	4.5	
<b>Total</b>					44	38302.4	3558.4		
<b>Total Car Parking Spaces</b>					84				
Car Parking Spaces: Dwelling Allocated					76				
Car Parking Spaces: Visitor					8				
<b>Site Area Summary</b>									
Total no. Units					44				
Gross Site Area (Ha)					1				
Density (Units / Ha)					44				
Net Coverage (m / Ha)					3783				

**Key**

- Site boundary
- Road
- Footpath
- Paving
- Shared surface / parking
- Parking space
- Planted areas
- Private gardens
- Retained tree (& RPZ where required)
- Removed trees
- Proposed trees
- Brick wall 1800mm
- Close board timber fencing 1800mm
- Close board timber fencing 900mm
- Close board timber fencing 2000mm
- Metal railing 900mm
- Bin storage location
- Garden shed
- 7kW 32 amp charging points  
(Ducting for future provision of ev charging points to be provided to 1no. parking space for each of the remaining plots. Visitor spaces not included).



**DRAWING TITLE**

Proposed Site Plan

**PROJECT**

Hampton Close, Cadbury Heath

**CLIENT**

Bromford

**SCALE**

1:500@A2

**DATE**

Jan 2021



**DRAWING NO.**

6234-P-12

**REV**

H