Bromford.

17 December 2019

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

bromford.co.uk
@Bromford
/thisisbromford

Dear

Re: Proposed redevelopment of 33 and 35 Quarry Road and Quarry Road garage site

In September 2019, Bromford held a drop-in event in the communal lounge at Haddrell Court, Vattingstone Lane, for the residents in and around Quarry Road and the parish council to view our plans for the proposed redevelopment of 33 and 35 Quarry Road and the Quarry Road garage site. The redevelopment proposes to deliver 13 quality new homes, parking and associated landscaping. We also plan to remodel Haddrell Court car park to provide additional parking in the area.

A total of 28 visitors signed in at the drop-in event and we received some constructive feedback on the proposals. We sent a copy of the proposed site layout as well as a feedback form with the invitation to the drop-in event to every local resident, so those that were unable to attend could still provide feedback on the plans. We are pleased to say we received a good response with written feedback from 24 residents; thank you for taking the time to provide this feedback. We have collated and carefully considered the points raised at the event and in the feedback forms and have sent individual responses where appropriate. Below is a summary of the main issues/queries raised.

1. **Parking**
   We received numerous comments from residents in relation to parking, including from the Local Planning Authority at pre-planning application stage. If planning permission is granted, the Quarry Road garage site will no longer be available for use as a car park. Bromford proposes to remodel the car park within its adjacent property of Haddrell Court/Vattingstone House/Bridge House to provide 12 additional parking spaces to mitigate the loss of parking at the Quarry Road garage site for Bromford customers. A parking survey was undertaken in September 2019 to establish the existing usage of the Quarry Road garage site and the Haddrell Court/Vattingstone House/Bridge House car park. A copy of the parking survey will be submitted as part of the planning application.

   Once built, parking for residents and visitors of the new homes will be within the redevelopment site and the number of spaces proposed are in line with South Gloucestershire Council Residential Parking Standards.

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 — Registered Society No. 29996R
Bromford Housing Association Limited — Charitable Community Benefit Society No. 7106
Bromford Home Ownership Limited — Registered Society No. 29991R
Bromford Developments Limited — Company Reg. No. 06507824

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

Merlin Housing Society Limited — Charitable Registered Society No. 30012R
Oakbrook Homes Limited — Company Reg. No 09828967

Registered with the RSH & FCA in respect of regulated activities
All entities are registered in England.

2. **Garage customers**
   The proposed redevelopment includes the demolition of all the garages at Quarry Road. 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.

3. **Existing trees and hedgerow**
   An arboricultural method statement and tree protection plan will be included within the planning application to prevent damage to retained trees at the Haddrell Court car park.

4. **Haddrell Court/Vattingstone House/Bridge House considered for redevelopment?**
   Bromford has no current plans to redevelop Haddrell Court/Vattingstone House/Bridge House.

5. **Footpath between garage site and Haddrell Court/Vattingstone House/Bridge House**
   If planning permission is granted, the footpath linking the Quarry Road garage site with Haddrell Court/Vattingstone House/Bridge House will be temporarily closed for the duration of the construction and re-opened when works are complete.

6. **Proposed new parking spaces at Haddrell Court/Vattingstone House/Bridge House**
   If planning permission is approved, the additional spaces at Haddrell Court/Vattingstone House/Bridge House will be available for Bromford customers only. There will be no additional disabled parking spaces within the remodelled car park. If an individual requires a disabled parking space, they must apply to South Gloucestershire Council.

7. **Allocation of new homes**
   If the proposals get the go ahead, the new homes being built will all be for rent. You must be accepted onto South Gloucestershire Council's Housing Register to be able to bid for rented properties through South Gloucestershire HomeChoice. Please visit www.homechoice.southglos.gov.uk for more information.

8. **Boundary treatments**
   On receiving planning permission, the redevelopment site will be secured with heras fencing during construction. Bromford propose to install a 1.8m close boarded wooden fence around the perimeter of the site. Bromford will contact all residents whose properties back onto the proposed redevelopment site to undertake boundary condition surveys before any works commence.

9. **Dust from construction**
   If planning permission is granted, the contractor will take steps to minimise the dust during construction. Prior to the works starting, there will be a 'Meet the Contractor' event which will give local residents an opportunity to meet the site team and discuss any queries they may have. Local residents will also be given contact details for the site team in case there are any issues.

The planning application will be submitted to the Local Planning Authority before Christmas. Copies of the plans will be available to view on Bromford's website www.bromford.co.uk/regen. After this time,

any further comments in relation to the proposed redevelopment will 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.

Season's Greetings

Yours sincerely,

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