



Keeping you updated

We wanted to provide you with an update on the development and what you can expect from us over the coming months.

What will be built at The Fosseway?

Linden Homes and Goram Homes, Bristol City Councils housing company, are partnering to build 130 new homes on a long-vacant former school site off New Fosseway Road. The mix includes apartments and houses ranging from one to four bedrooms.

- 50% of homes will be affordable (social rent and shared ownership).
- All homes will feature solar panels, air source heat pumps, and EV charging points.
- Large green space with a children's play area.
- New cycling link from Petherton Road to New Fosseway Road, offering a safer route than Wells Road.

Local school children help name the roads in their community

Children from three local schools placed their votes, on election day in May. Not for the next resident of Downing Street, but to choose names for the newest streets in their community. The Fosseway was a major Roman road that ran from the mouth of the River Axe in Devon to Lincoln, so the shortlist of names for the children to vote for were inspired by Roman Gods and Goddesses. Over 700 children voted on names for five new streets and learnt about democracy, the importance of placing your vote, Roman history, and the origins of the first Fosseway Road.

The winning names were chosen by children from St Bernadette's Primary School, St Bernadette's Secondary School, and Perry Court E-Act Academy:

- Luna Drive – Roman Goddess of the moon
- Jupiter Drive – Roman God of the sky
- Vesta Street – Roman Goddess of family, hearth and home
- Neptune Street – Roman God of the sea
- Apollo Avenue – Roman God of the sun, light and creativity



Please be aware that the dates and information provided are correct at time of print and are dependent on a number of factors, including weather, so are subject to change. Development layout plan correct at time of production.

Site activity



- Stone and concrete extracted during groundworks have been processed through onsite crushing, allowing for their sustainable reuse within the project.
- Phase One foundations up to slab level are approximately 90% complete. Construction activities are ongoing, with full completion of these foundations expected by the end of Summer 2025.
- Link Parking are managing parking on site. All residents should have been issued 1x resident permit and 1x guest permit.
- The first stretch of tarmac has been laid, and deep drainage works are currently underway across the remaining sections of the estate road in preparation for full road formation.
- Plans for the second phase of the site are progressing, which includes a 70-home care facility for older people who want to be active and independent. A detailed planning application will be submitted for the area in Winter 2025.
- We will be providing spaces for car club use and our plans include upgrades to the bus stops located on Fortfield Road (outbound) and Gladstone Road (westbound).
- In accordance with the planning permission agreements, HGV deliveries and noise-generating mechanical site works will only be carried out between the times of 8am – 6pm Monday to Friday and occasionally from 8am – 1pm on Saturdays, there will be no bank holiday working.
- Timber frames for plots 2-5 went up in August 2025.
- Internet connection is due to be completed in Winter 2025.
- The first streetlights are due in by Winter 2025 and the first roads are due for completion by Autumn 2026.

Ecology

Our plans included keeping and enhancing as much existing vegetation as possible and creating new habitats across the development. However, 16 of the 51 trees on site needed to be removed to develop new homes, and 55 new trees were planted in accordance with Bristol's tree replacement strategy. Decisions to remove trees are never taken lightly, and this work was done in accordance with planning consent. We consulted ecology experts and sought their approval to ensure our plans protected the species with the best chance to mature. We also shared our plans that showed which trees were removed. We work with expert ecologists to check there aren't any birds, or protected species like badgers, bats or hazel dormice present.



Thank you for your patience while the construction work is taking place. We try to keep disruption to a minimum but appreciate it can be noisy and dirty at times so do contact us if you have any questions, or if you'd like to provide any feedback, by emailing:

customerservice.bristol@vistry.co.uk

Linden
HOMES