The Skylarks

Bovis Homes
Est. 1885

Development update **Issue 4 | Summer 2026**



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.

OVERVIEW

The Skylarks comprises:

- 64 private sale homes
- 69 pre-sold homes
- 15 custom build homes
- An equipped play area
- An attenuation basin
- A publicly accessible open space

Skylark mitigation

The aim of the skylark mitigation plan is to provide enhanced foraging opportunities for skylarks in areas adjacent to the development in order to increase local nesting bird productivity.

Five skylark plots (bare patches within winter cereal fields) will be established and maintained. These provide easy landing and foraging opportunities but are far enough away from the field edge to be less susceptible to predation.



TIMELINE

- Open space still due to be completed by Autumn 2026
- Play area still due to be completed by Autumn 2026
- Footpaths now due to be completed by Summer 2027 with localised areas completed in line with the build programme
- Attenuation basin area now due to be opened by Autumn 2027
- Site compound now due to be removed by Summer 2027
- Road surfacing now due to be completed by Summer 2027

MANAGING AGENT

- A Dandy Wren
- 13a Canonbury Yard, 190 New North Road, London N1 7BJ
- Telephone: 0345 034 0683
- The handover of Westoning to the Management Company (ManCo) is being completed in phases, with sections of the communal areas having already been transferred. The final handover is expected to take place in approximately Autumn 2027 (subject to the build programme), at which point responsibility for all communal areas will transfer to the ManCo.



ECOLOGY

15 Bat Boxes (one per plot) to:

- Plots 2, 7, 8, 9, 10
- Plots 28–35
- Plots 36–43
- Plots 127, 128, 129, 130 and 131

22 Swift Boxes (two per plot) to:

- Plots 50, 79, 80, 81
- Plots 85, 86, 87
- Plots 124, 125, 126 and 142

30 Bee Bricks (three per plot) to:

- Plot 6
- Plots 36–43
- Plots 71, 82, 84, 93, 102, 105, 133 and 134

Other Ecology Measures

- Two reptile hibernacula are located within the open space.
- Hedgehog highways will be provided to 140 plots, excluding plots 80, 82, 85, 93, 94, 124, 133 and 148.



SERVICES

The following providers have been appointed to provide services to all properties on the development:

- Hyperoptic
- Virgin
- BT Openreach

DEVELOPMENT LAYOUT PLAN



HOW WILL THE SKYLARKS BENEFIT THE LOCAL COMMUNITY?

We will support the local community by contributing £2.2 million towards:

- Education (Early Years) – £122,000
- Education (Primary) – £571,000
- Education (Secondary) – £750,500
- Highways – £50,000
- Public Transport – £33,000
- Cemetery – £20,000
- Community Facilities – £162,000
- Outdoor Sport & Leisure – £103,800
- Indoor Sport & Leisure – £139,000
- Library – £31,000
- NHS – £156,800
- Greenfield Road Roundabout – £48,900
- Monitoring Compliance – £2,000

The development will additionally deliver the following non-financial elements:

- Affordable Housing
- 15 x custom build homes
- Open space
- Park Space
- Skylark Mitigation

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.

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.NorthernHomeCounties@vistry.co.uk

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