

Emmer Green Drive Development update



Issue 1 | March 2024



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 Emmer Green development will deliver 223 new homes.
- The site will benefit from extensive areas of public open space as well as two designated play areas.
- Surface water drainage will be managed by Sustainable Urban Drainage Systems (SuDS) that will include attenuation basins and swales in some of the open space areas.
- EV charging points will be provided to each individual home with communal points provided for apartment blocks.
- PV panels will be installed on several homes to improve energy efficiency across the development.

Site activity

- Construction of the on-site infrastructure such as roads and sewers is substantially complete, and a number of homes are now under construction.
- The main vehicular and pedestrian access to the site will be commenced in the coming months following completion of a legal agreement with Reading Borough Council, allowing access and works to take place on Kidmore End Road to the front of the development.

Timeline

- First completions at Emmer Green Drive are due to happen in summer/autumn 2024. The last completions are anticipated for summer 2026.
- Our show home and marketing suite are due to launch in June 2024
- We will complete public open space areas across the development on a phased approach once construction works are complete in each phase. Further updates on specific timings will be communicated in future development updates.
- The majority of on-site roads and sewers have been constructed and as per our strategy.
- The completion of areas of open space and final road surfacing will take place on a phase by phase basis. Updates will be issued in the future development updates

Managing agent

- Vistry have appointed Trinity Estates as Managing Agent for the development.
- The Management Company name is Emmer Green Drive Management Company Limited
- Vistry will transfer areas of managed land on a phase by phase basis when areas are complete

Ecology

- We have installed a range of ecological enhancements across the development including the planting of numerous new trees and plants. We will have 320 trees in total across the development, which is a net gain of 104.
- As well as this, we will have initiatives such as hedgehog highways, that are designed to allow hedgehogs to travel through gaps in fences throughout the development.
- We are also carrying out a programme of installation of bird and bat boxes throughout the site, as well as log piles for invertebrates.
- Future proposals being worked on include the implementation of other measures to benefit dormice and other mammals.



Services

We will have a mixture of Air Source Heat Pumps and gas central heating across our homes on the development. All of our homes will be serviced by electricity, mains water, telecommunications and broadband services.



How will the development benefit the local community?

Emmer Green Drive will also support the local community by contributing over **£1,572,000** towards:

- S106 contributions, local donations
- The bus service
- Leisure & recreation
- Local healthcare
- Public art

We will also be providing:

- Affordable Housing
- Community open space
- Play areas
- Green open spaces

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.thamesvalley@vistry.co.uk

