

# Shinfield Meadows 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 Shinfield Meadows development is a consortium with Bovis, Linden and Bloor Homes and will deliver over 1000 new homes. The final Bovis phase is made up of 125 homes.
- The development benefits from a specialist housing provision for elderly people which is now open
- A local food store (anticipated to be a Lidl) will be opened in 2024.
- A new primary school has been constructed and is now open.
- The development will also benefit from extensive areas of public open space as well as suitable alternative natural greenspace areas (SANG).
- There will also be equipped play areas.

### Site activity

- Construction works on the last Bovis phase are underway and are expected to be completed in early 2025.
- A series of works are also ongoing on the development infrastructure roads, to ensure they are in a suitable condition to be adopted by Wokingham Borough Council.
- Works are also underway on the area around the local food store unit to enable construction works of the shop to commence in mid 2024.

## Timeline

- The first completions on the development were in March 2017. Final completions are anticipated for winter 2024/2025.
- Our sales and marketing suite is currently open to the public – please see our website for opening times.
- It is anticipated that the Lidl food store will commence construction in Spring 2024 with an anticipated opening date of late 2024
- Updates on the status of completing the on-site road final surfacing will be issued in future development updates.

## Managing agent

- Vistry have appointed Trinity Estates as Managing Agent for the development.
- The Management Company name is Shinfield Meadows Management Company Limited
- Various phases of the development have been handed over to Trinity who are now maintaining these areas.
- Vistry will transfer other areas of managed land on a phase by phase basis in late 2024

## Ecology

- We have installed a range of ecological enhancements across the development including the planting of numerous new trees and plants, as well as initiatives such as hedgehog highways, that are designed to allow hedgehogs to travel through gaps in fences throughout the site.
- We are also carrying out a programme of installation of bird and bat boxes throughout the development



## Services

All of our homes on the development are served by Gas, Electricity, Water and Openreach telecommunications and broadband

# Development layout plan



## How will the development benefit the local community?

Shinfield Meadows will also support the local community by contributing over **£3,723,000** towards:

- S106 contributions, local donations
- Education
- Public transport
- Cycle & walkways
- My journey

We will also be providing:

- Affordable Housing
- Community spaces
- Green spaces
- 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](mailto:customerservice.thamesvalley@vistry.co.uk)