

Orchard Green 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

Summary of what's being built:

- The Orchard Green Bovis and Linden development will deliver 141 new homes.
- The Bovis parcel is part of the wider Kingsbrook development, which will deliver up to 2450 new homes, employment land, neighbourhood centre and two new schools.
- The development will benefit from close links to extensive areas of public open space. These public open spaces will include new surface water drainage basins, that form part of the overall sustainable drainage strategy for the site.
- 20 homes will have PV panels installed to improve their energy efficiency and to comply with the latest building regulations

Site activity

- All of the developments roads and sewers are constructed
- Construction of new homes continues across the development

Timeline

- Our show home and marketing suite is currently open to the public – please see our website for opening hours.
- First completions on the development took place in May 2023 and the last completions are anticipated for 2025.
- The delivery of the community facilities and open space across the Kingsbrook development are managed by other developers with most of them already completed and open. A new community centre building is planned for future construction adjacent to our development. This centre will be delivered by Barratt David Wilson Homes with further updates on its construction in later development updates.
- All on-site roads are substantially complete, and we will complete the final surfacing in a phased approach across the development. Residents will be notified ahead of works taking place.
- Further updates on major surfacing works will be shared in later development updates.

Managing agent

- Vistry have appointed Encore Group as Managing Agent for the development.
- The Management Company name is Orchard Green Estate Management Company Limited
- Residents will also contribute towards the wider Kingsbrook Management Company
- Vistry will transfer areas of managed land on a phase by phase basis when complete

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 development.
- We are also carrying out a programme of installation of bird and bat boxes throughout the development.



Services

All of our homes will be served by gas, electricity, water, telecommunications and broadband services.

Development layout plan



How will the development benefit the local community?

Orchard Green will also support the local community by contributing over **£1,595,000** towards:

- S106 contributions, local donations
- Community facilities
- Sports facilities
- Contributions to local businesses

We will also be providing:

- Green space
- Public open space

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

