



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

Overview of what's being built. In addition, the development will provide:

- Phase 4 consists of 290 homes (81 private sale & 209 affordable) as part of the wider development
- LEAP included within this phase
- Attenuation basin with public open space
- Photovoltaic panels to selected plots

SITE ACTIVITY

- Opening of Cepheus Way and Taurus Close
- Connection of Virgo Lane
- Connection of Orion Way and commencement of swales
- LEAP area being installed to Phase 4 mid May 2026
- Completion of site works to Phase 10

SPECIFIC ITEM

Site entrance will be moving to Virgo Lane

TIMELINE

- Planning reference R/TH/15/0250
- Phase 6 is now complete with Manco Handover due by the end of May
- Completions to Sage plots on Phase 4 and Phase 10 taking place through March
- Opening date of Phase 4 LEAP is in May
- Opening of Orion Way to improve access Luna Road by foot and car
- Striking of temporary footpath from Luna road with Orion Way being opened and connected

MANAGING AGENT

- Gateway Property Management Ltd
- Head office located in Gateway House, 10 Coopers Way, Southend-On-Sea, SS2 5T
- Development companies provide an essential service to ensure housing estates are well maintained – including roads, footpaths and communal green space

ECOLOGY

- We have installed a range of Ecological enhancements across the development including the planting of numerous new trees and planting.
- Hedgehog Highways installed across the site. This initiative is designed to allow hedgehogs to travel through purpose built gaps in the fences across the development



SERVICES

- new services via GTC
- Fibre to premise via GTC

DEVELOPMENT LAYOUT PLAN



This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.

HOW WILL THE DEVELOPMENT BENEFIT THE LOCAL COMMUNITY?

Bovis Homes will also support the local community by contributing over £5,161,510.000 towards:

- £3.1m to primary education
- Over £162,000 contribution to local libraries
- +£50,000 Adult Education
- +£230,000 in Health Contributions
- +£90,000 in Ecological Contributions
- Community Contributions of +£500,000

We will also be providing:

- Bus service contributions
- +£190,000 Social Care contributions
- Land to build secondary

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:

Thanet.sales@bovishomes.co.uk