

Pippins Place

Development update



Issue 3 | Spring 2025



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:

- The site is comprised of 250 units with 100 affordable homes.
- The development benefits from 2No. Local Area of Play (LAP), 1No. Neighbourhood Equipped Area for Play (NEAP) and Natural Areas of Play.
- Swales and retention basins to benefit wildlife and the residents.
- Photovoltaic panels & EV charging available throughout the site.

Site activity

- Construction works are currently progressing located to the west of the main spine road of the development.
- Construction of the Swale has been complete & Basins will continue as site progresses.
- Access to the site was delayed due to the need of a retaining wall, which required removing more trees than originally approved. Vistry are working to find an alternative solution that effects less trees, such as rerouting paths withing the site. Vistry is now preparing a revised access plan

Specific item –

- Community Centre to be built for the use of the community, adjacent to the Neighbourhood Equipped Area for Play.
- Green link with tree avenue connecting the Woodland Park thought out the site with a strong green vistas following house access & cul-de-sacs.

Timeline

- Planning reference TM/22/00617/RM
- Important dates: first completions are expected summer 2024
- 4 bedroom Aspen and 5 bedroom Birch Show homes now open
- The development benefits from 2No. Local Area of Play (LAP), 1No. Neighbourhood Equipped Area for Play (NEAP) and Natural Areas of Play throughout the site and a Woodland Park with many pedestrian walkways.
- Main road access will continue, and Public Right of Way will be protected for access into the Woodland Park and allow for community access.
- Community Building to be completed at site closure to be handed over to the Parish for community usage & involvement.
- Green Energy incentives are implemented through site EV charger access at each plot completion & PV for each property.

Managing agent

- Vistry have appointed Firstport as Managing Agent for the development.
- The Management Company is located Development Office Capability Way, Greenhithe DA9 9GY
- Development companies provide an essential service to ensure housing estates are well maintained – including roads, footpaths & communal green spaces.

Ecology

- We have installed a range of Ecological enhancements across the development including the planting of numerous new trees and planting.
- Hedgerows will be protected as well as log piles to increase opportunities for biodiversity.
- We are also carrying out a programme of installation of bird and bat boxes throughout the development.



Services

Water Services – South East Water
Energy Transporter – GTC

Development layout



How will the development benefit the local community?

We are proud to have invested over **£6.6 million** in local schemes to support the community surrounding your new home in West Malling

- Local health care
- Highways improvements
- Education
- Library
- Parks and Outdoor sports
- Social and youth services

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:

Westmalling.sales@bovishomes.co.uk

