



## 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

- A total of 1,000 homes to include private and affordable homes of mixed tenure
- Play areas – Across the wider site, there are a large number of LAPS (local area of play) and LEAPS (local equipped areas of play)
- There are two substations on the first phase, both are operational
- Car charging – All homes that we have started building since June this year will have car chargers. These are denoted on the main development plan
- All highways on the first phase have been installed and all of the street trees are now in.

## SITE ACTIVITY

- The noise bund is well underway and all material from our 1st phase has now been relocated. This noise bund is visible from the M1 as you drive past the site.
- Once the bund is complete, it will be planted with native species which will help screen the bund further and will also offer additional noise attenuation. We are programming these planting works in the planting season starting March 2026

## BALANCING POND

The balancing pond at the entrance to the development is installed and takes surface water for the whole of the first phase of the development. It currently holds water, but eventually this will be a dry balancing pond and will only fill up in times of high rainfall. The balancing ponds on phase 2 are under construction and have been doing their job during the recent rainfall.

## TIMELINE

- Roads and footpaths throughout the first phase undergoing remedial works, with tarmac completion set for Spring 2026
- Phase 2 works are well underway. Some of the homes are being built using timber frame, which is great from a sustainability viewpoint. Additional energy saving measures include solar panels and air source heat pumps.



## MANAGING AGENT

- A Dandy Wren are the managing agents
- <https://adandywren.com/>
- 0345 034 0683
- Handover dates yet to be confirmed

## ECOLOGY

- Hedgehog highways are shown on the fence key plan, these are located within as many gardens as is feasible
- Water vole
- White clawed crayfish
- Bats
- Reptiles
- Potentially great crested newts
- Log piles and reptile hibernacula (houses) to be located within the public open space areas
- There is an area of the site that we have dedicated to wildflowers, specifically species that will attract native bees



## SERVICES

- There are no exclusivity agreements for gas and electric, water however is with IWNL (Independent water networks)
- There are no exclusivity agreements for fibre



