

Roman Fields, Banbury

Development update



Issue 1 | Spring 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:

- A total of 319 homes to include affordable homes of mixed tenure
- LEAP (Local Equipped Area of Play), sports pavilion, community building, local retail centre, allotments and sports pitches
- Attenuation basin
- Photovoltaic panels (Solar Panels)
- EV Chargers to every home

Site activity

- The development started earlier this year, the initial leg of infrastructure (road and sewers) is being installed, the show home is now underway, and works have started on the first 40 homes. The foul pumping station is under construction, and will be complete in May
- The bat hotel (yes, we did say hotel) has been completed and we are hoping that in May this year the bats will move in!
- The sub-station required to provide electric for the first homes on the development is under construction and will be complete by June
- The roads and sewers which will link the permanent compound position and also the balancing pond will follow over the next 6 months

Show homes

Plots 1 and 18 will be our show homes, they are currently under construction and is due to be open in summer 2024

Timeline

First completions are due in August this year and show homes and marketing suite are also due to open in summer 2024. The delivery of the below items is linked to the number of occupations, starting from when the site is 50% occupied:

- LEAP play area –
- Community building –
- Retail facilities –
- Sports pavillion –
- Sports pitches – will be complete when 50% of the site is occupied
- Allotments



Managing agent

- A Dandy Wren will be the managing agents for the Vistry development. Website and contact details below;
<https://adandywren.com/>
0345 034 0683
- Handover dates yet to be confirmed



Ecology

- Bats – We had several different types of bats, and we have provided mitigation in the form of a bat hotel to provide the bats a new 5-star luxury home
- Skylarks – A specific type of bird which nests in short grass lane. Areas of the site have been left short to allow the skylarks to nest. Areas of land within the construction zone where they could nest are maintained short to dissuade them from setting up residence
- Hedgehog highways are shown on the fence key plan, these are located within as many gardens as is feasible
- Sparrow terraces, swift boxes and bird homes to be installed on some homes across the development. These are denoted on the fence key plan



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

Development layout



How will the development benefit the local community

Bovis Homes will also support the local community by contributing over **£5,883,601** towards:

- Primary Education - £1,395,179
- Public Transport Services - £521,595
- Public Transport Infrastructure - £16,889
- Strategic Transport - £113,054.59
- Secondary Education - £1,897,731
- Burial Site contributions of £11.23 per dwelling - £3,582
- Community Worker - £36,402
- Healthcare contributions of £864 per dwelling - £275,616
- Indoor Sports contributions of £835.95 per dwelling - £266,668
- Public Art - £50,000
- Thames Valley Police - £35,291.34
- Waste Recycling contributions of £111 per dwelling - £35,409

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:

For sales related queries – Banbury.sales@bovishomes.co.uk
 For build related queries – DraytonLodge.Build@vistry.co.uk
 For customer care queries – CustomerService.SCM@vistry.co.uk



