



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 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)
- Car charging – All homes started after June 2024 have car chargers



SITE ACTIVITY

- We've completed the final connection into the existing highway from the foul pumping station.
- The pump station is fully operational. It's advised not to flush wipes, nappies or sanitary products as these items are the main reason for blockages and breakdowns.
- The Ecologist frequently visits the site to check on wildlife and there are signs of the bat and bird boxes around the development being used.
- We are clearing the area for the sports pitches so you will shortly see some heavy earth moving machinery in operation as we start the first stages in preparation for the construction of the sports pavilion.
- There are offsite highway improvement works (s278) which we are progressing. The entrance bellmouth into site is now complete. There are other works to be completed such as the footpath to the entrance of the development to Sainsburys. Additionally, we are awaiting on Oxfordshire County Council for a roadspace date for a toucan crossing and an additional length of footpath

TIMELINE

- First completions were in November 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 pavilion
- Sports pitches – will be complete when 50% of the site is occupied
- Allotments



MANAGING AGENT

- A Dandy Wren are the managing agents
<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
- The foul pump station and substation is nearing completion and will be fully operational prior to our first home being completed. The build compound has been relocated and is now fully operational
- All off site mains service connections into site have now been completed and we are just waiting for the final on site connections to make these live

DEVELOPMENT LAYOUT PLAN



HOW WILL THE DEVELOPMENT BENEFIT THE LOCAL COMMUNITY?

Bovis Homes will also support the local community by contributing over **£4,647,416** 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 - £3,582
- Community Worker - £36,402
- Healthcare contributions - £275,616
- Indoor Sports contributions - £266,668
- Public Art - £50,000
- Thames Valley Police - £35,291.34
- Waste Recycling contributions - £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:

Sales related queries – Banbury.Sales@bovishomes.co.uk
 Build related queries – DraytonLodge.Build@bovishomes.co.uk
 Customer care queries – CustomerService.SCM@vistry.co.uk

