



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

The development will provide:

- 152 two, three and four bedroom homes
- Open market – 76 homes
Affordable rent – 38 homes
Shared ownership – 16 homes
Social rent – 22 homes
- Each home will have solar panels and an electric vehicle charging point

SITE ACTIVITY

Works to the pedestrianisation of Nedge Lane are being finalised with the remaining bollards and new signage being installed.

The surfacing treatment will be completed in May 2026 which will mark the conclusion of these works providing a new footpath network for local residents.

The swale in the north of the site is currently under construction which marks the last section of the SUDs to be complete.

TIMELINE

First completions May 2026

Show homes and marketing suite opened February 2026

Site completion targeted for Q1 FY28 subject to sales rate

The S278 roundabout is complete.

MANAGING AGENT

As one of the UK's market leaders in open space management, Trustgreen have been appointed to take care of the landscape environment at The Rambles and will be responsible for:

Public open space maintenance

Winter maintenance

Tree works

Hedgerow management

LAP inspections, management and maintenance

Attenuation crates inspections, management and maintenance

POS railings inspections, management and maintenance

SUDs, swale and wetlands

inspections, management and maintenance

Health & Safety and inspections

SPECIFIC ITEM

A NEAP (Neighbourhood Equipped Area for Play) is to be installed alongside a MUGA and Macadam Surfaced informal Bike Track.

The NEAP will include a range of equipment such as swings, a slide and climbing features.

Works are due to commence at the beginning of June 2026 with the areas scheduled to be opened in the Autumn subject to safe access being achieved.

ECOLOGY

Bird (swift and sparrow) boxes are being installed on certain plots in line with the approved ecological designs.

Installation of hedgehog, bird and bat boxes in the central woodland area is ongoing.



SERVICES

The pump Station and substation are both build complete and live. Streetlights are being installed as the build progresses to ensure occupied areas are well lit.

DEVELOPMENT LAYOUT PLAN



HOW WILL THE DEVELOPMENT BENEFIT THE LOCAL COMMUNITY?

We will support the local community by contributing £2,439,408.85 towards:

Education facilities
 Green routes
 Offsite sports
 Woodland management
 Strategic highway network

Strategic new licensing
 Travel plan
 CCTV
 Council monitoring

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:

The.rambles.sales@vistry.co.uk