

St Congar's Place 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.

St Congar's Place in Congresbury

As part of the development, we will also be providing:

- A play area and a trim trail
- 15 affordable homes for Alliance Homes, including a property built to support a homeowner with disabilities
- A footpath along Wrington Lane, from the site to Kent Road, which forms part of our off-site S278 works
- Photovoltaic/solar panels on 60% of homes
- Electrical vehicle charging points to various homes

The show home is open

The show home and marketing suite (home 4) are open, including late night opening on Thursdays until 7pm (by appointment).



Services

The current service providers are:

- British Gas (gas and electric)
- Bristol Water (water)
- BT (broadband)



Site activity and updates

- The first completions took place in winter and we're pleased to welcome our new residents to the development.
- The play park is due to be open this summer and the trim trail will be delivered next year.
- The roads will be topped in phases throughout the next couple of years.
- Streetlights are being connected as we progress through the site and we aim to connect the lighting prior to occupation.

Attenuation basin

There will be an attenuation basin on site, which is designed to capture any excess surface water and release it to a watercourse at a controlled rate.

Managing agent

The managing agent is Remus and the management company is St Congar's Place Management Company.

We expect to handover the development to the managing agent in 2025 and you will receive additional communication from them directly.

Ecology

- Bird and bat boxes will be housed throughout the development.
- There is a tree preservation order on the oak tree at the bottom of the site and we will be retaining the mature hedgerows wherever possible.
- Enhanced landscape planting will feature throughout the development.
- An area will be available for cows to graze, benefitting the local ecosystem.



Development layout plan



St Congar's Place will also support the local community by contributing over £213,000 towards:

- Local sports pitches
- Primary education
- Secondary education (transport)
- Special educational needs and disability services
- Sports and leisure
- Traffic management
- Youth education contribution towards Congresbury Youth Centre
- And a local travel plan

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. The above site plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.

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:

customerservice.bristol@vistry.co.uk