Coppice Green at Pickford Gate

Development update



Issue 2 | October 2025



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:

- 107 open market homes
- 60 Shared Ownership & 80 affordable homes sold by Citizen
- LEAP as per attached site plan
- Solar panels/EV charging to every home

Site activity

Site Opening Times

Mon-Fri: 8:00am- 5:30pm Saturday: 8:00am-1:00pm





Timeline

- Sales Centre and Show Homes opened July 2024
- First occupants August 2025



Our homes are Greener by Design! From solar panels, high class installation and EV charging points, our homes have everything you need to save on your energy bills.

As part of our commitment to preserving local wildlife and natural habitats, ecological surveys have helped shape how we care for the land.

The site is made up of a mix of arable fields, cattle-grazed pasture, and grassland, with Slipper Brook running along the northern boundary. This watercourse is an important feature, with mature trees lining its western banks and three ponds located nearby, two of which are shaded by surrounding trees. Native hedgerows and scattered mature trees also add to the site's ecological value.

To protect and enhance these natural features, we've set out clear ecological objectives. These include maintaining and improving habitats for birds, bats, badgers, and other mammals, as well as strengthening ecological connections across the site. Wetlands, grasslands, scrub, and hedgerows will be carefully managed to support biodiversity and create a thriving environment for wildlife.

Management Company

Company: Green Belt

Anticipated Handover date: To be confirmed

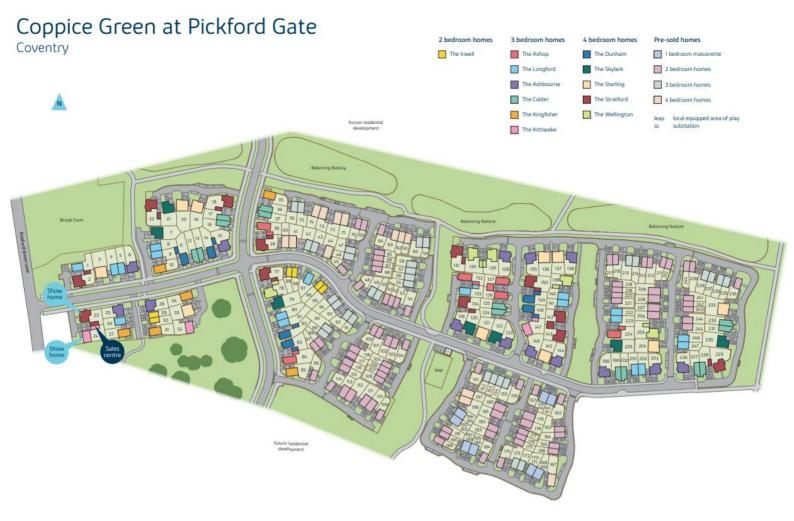
Contact details: 0800 028 1749 customercare@greenbelt.co.uk Please visit our website for further management company details

Services

The Current service providers are:

Gas & Electric: British Gas
Telephone/Broadband: BT

Water: IWNL



The site plan which can be found on this page, 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.

How will the development benefit the local community?

The development will support the local community by contributing over £3.8 towards:

- Education
- Healthcare
- Travel
- Cycle routes
- Play area (LEAP) and Ponds
- West midlands cycle hire docking station

Please be aware that the dates and information provided are correct at time of print/publication and are dependent on several factors, including weather, therefore 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:



Winter Care for your new home

As we are now approaching the winter months, we have some tips and advice to help you settle in to your new home.



CONDENSATION

- It is important to keep condensation under control, particularly as your new home is still drying out for 12 to 18 months after handover.
- We strongly recommend that you maintain a flow of fresh air throughout the property for at least part of the day or night, as well as heating it.
- Most of your windows will have trickle vents so please do keep these open even during winter. Where there are no trickle vents fitted, open the window and leave it on the night latch position.
- If condensation does build up on windows or surfaces, you will need to wipe this away regularly.
- Ensure curtains and blinds are open daily.
- There is further guidance about condensation in the NHBC booklet "Guide to Your New Home".

GUTTERS / DRAINAGE CHANNELS

As routine maintenance, you need to check your gutters are clear, particularly if your home is near mature trees.

Depending on the levels around your home and garage, you may have slot drains adjacent to your doors, or wider Aco drains within your paving. These can block quite easily with dirt and leaves, so please keep an eye on these and clean them out regularly, a wire coat hanger straightened out is ideal for this! Or you could use a stiff wire brush.



OUTSIDE TAPS

If your home is fitted with an outside tap, we recommend you isolate the tap during the winter months, to reduce the risk of freezing pipes / tap.

Locate the tap to turn this off under your sink. You must then run the outside tap until any water in the pipe has been run off.

Remember to turn the tap on again in the Spring!

GARDEN MAINTENANCE

- All gardens needs routine maintenance to keep them looking in great condition.
- We recommend keeping off your lawn in wet conditions to reduce the issue of settlement / ponding / damage.
- Rake / sweep leaves off the lawn regularly.
- Keep furniture and play equipment off lawn areas to avoid turf dying.
- High traffic areas are likely to need extra lawncare maintenance.
- Aeration is often overlooked as part of routine garden care. Not only does aeration help with the condition of the turf, it can also help improve the drainage properties of your lawn overall. And the great thing is, it can be achieved just using a garden fork. No special tools or equipment required!





HEATING

When you start to use your heating during the winter months, you may advise you to carry out some checks to ensure smooth running of your heating. For example:

- Bleeding of radiators to clear any air in your system this may be necessary if the radiators in your home are not an even temperature top to bottom, or if they are taking a long time to heat up.
- Remind yourself of the controls for the boiler / ASHP so you can ensure you are using your heating efficiently. If you are unable to locate the user manual for your system, you will be able to download a copy from the internet.
- If your boiler or ASHP has low pressure, you will need to top up the boiler with water using the filling loop provided. In addition to the instructions in your user manual, you will be able to find videos online showing you how to top up your make / model of boiler.
- If there are any error codes on your boiler or ASHP, please ensure you familiarise yourself with these, so you know what they mean. This will help you keep your heating working throughout the winter.
- Make sure you have your boiler / ASHP serviced every 12 months by a competent heating engineer.

And Finally

Please treat your drains with care. Be thoughtful about what to put down them to avoid blockages. If in doubt . . Don't. Bin it instead.