

Beaumont Green, Warton

Development update

Issue 2 | Summer 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

- 345 new build properties across the development.
- 5 attenuation basins, adding and expanding on existing ponds.
- New releases have photovoltaic panels.
- Play area and neighbouring recreation ground.

Site activity

- Recently completed on the 125th occupation of the development.
- Proposed spine road retaining wall works under review, potential August 2024 start date .
- Off-site highway improvements currently under review with the local authority, with a view to commence in Summer 2024.
- **NHBC Pride in the Job award winner 2024.**

Drainage

- The surface water discharges into the rerouted open watercourse, which runs parallel to the spine road and connects into the existing surface water network.
- Foul water discharges into the existing United Utilities network via the on-site pump station, which is to be adopted by IWNL (Independent Water Network Limited).

Timeline

- Piling and beaming works ongoing, due to complete installation of 36 plots by August 2024.
- Timber frame delivery and erection of the recommence 5th August.
- Additional works to be completed to the retaining wall on Nectar Drive in the spring/summer months, as approved by Lancashire County Council (Highways Authority).
- The above-mentioned works will be coordinated to give as little disruption to residents as possible, with dates to be confirmed via a letter drop.

Managing agent

- TrustGreen have been appointed on behalf of Countryside Partnerships to maintain the soft landscaped/POS areas of the Beaumont Green development.
- First attenuation basin/POS areas are due to hand over to TrustGreen following some minor maintenance works.

Ecology

- Upcoming properties will have hedgehog fence gaps, whilst certain plots will be fitted with bat, swallow, house martin and swift boxes – where specified.
- The development will also have hedgehog and nest boxes, as well as brush piles in the enhanced woodland area (located where the compound is currently situated along the Northern boundary).



BEAUMONT GREEN

Warton



How will the development benefit the local community?

Beaumont Green will also support the local community by contributing over £1,247,000 towards:

- S106 contributions, comprising of:
- £649,000 contribution to local education.
- £24,000 contribution to sustainable travel.
- Travel contributions to be distributed to residents of Beaumont Green.
- £375,000 contribution to Public transport.
- £126,000 contribution to the public realm.

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:

beaumontgreen@countrysidehomes.com



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