



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

- 108 new build properties across the development.
- POS with Public footpath to link Roman Road through to the Reservoir.
- Attenuation basin located within the POS area.
- As a result of the recent changes to Building Regulations, a number of more recently built homes will have PV panels. All homes will have EV charging points.

Site activity

- Recently passed 50% occupancy of the Development.
- Groundworks are ongoing with foundations, external works and sections of new road network to complete over final 8 months of development.
- Further timber frames will be erected over the next couple of months as we continue the build out.

Drainage

- All drainage works are complete for the scheme, including commissioning of the Pump station. Adoption will follow toward completion of the scheme.
- the commissioned pump station will pump foul water to an existing combined sewer located on Roman Road.

Timeline

- Last completions are anticipated on the scheme in Autumn 2025.
- The POS will complete and open Autumn 2025 around the time of the final completion.
- Roads and footpaths are approximately 85% complete currently. All roads will be completed Summer 2025 in advance of the final handovers.
- Improvement works to the existing roundabout and the frontage of Roman Road footpaths are currently being discussed with the council. We anticipate a decision to be made shortly with works to commence following completion of the development.

Managing agent

- We are partnering with TrustManagement on this scheme for the landscape management of the general amenity areas being retained or created on the development.
- The handover of the POS and general amenity areas will be in summer 2025.

Ecology

- An area in the middle of the scheme designated as POS has retained a large portion of the existing trees to improve the ecology of the area and to help protect nesting birds.
- As part of our Landscaping plan agreed with the Local Planning Authority we will be planting many more trees and hedges to improve the ecology of the area.



Services

- The majority of the mains services are now complete for the scheme along with the commissioning of the new substation located next to the POS. There only remains some sub mains to install to private drives in the currently undeveloped area of site. All plot connections are complete well in advance of new completions.

BROOKFIELD VALE

Blackburn



How will the development benefit the local community?

Brookfield will also support the local community by contributing over £395,000 towards:

- S106 contributions, local donations;
- £395,000 contribution toward local education.

We will also be providing:

- Improved roads and infrastructure
- Improvements to the landscaping
- We are also developing two further schemes around the corner on Fishmoor Drive totalling 278 new homes improving the local community

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:

Brookfield@countrysidehomes.co.uk



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