



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

Overview of what's being built:

- 285 two, three and four bedroom homes.
- 137 open market, 118 affordable homes and 30 for private rent.
- LEAP
- Attenuation Basin in the north east Corner and Swale to the northern boundary.
- Wiring and blanking plate provided to enable install of EV charger. Plots which are constructed to the 2021 Building Regulations to have PV Panels.

Site activity

- All roads complete.
- Footpaths 70% complete.
- All affordable homes now complete.
- Main public open space and swale area to Whitchurch Drive are complete and landscaped
- Toucan crossing to Whitchurch Drive nearing completion.
- Now working alongside Barratt Homes as part of a consortium.
- For the second year running, Charlton Gardens has won The Pride in the Job Quality Award, celebrating the best UK site managers and their dedication to raising standards in house building.

Specific item

- Electric live to site (substations live).
- SUDs system installed and connected.
- Streetlighting ongoing as construction progresses.

Timeline

- Show homes and marketing suite open.
- Central POS and Play areas to be complete November / December 2024.

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 Kingmakers View and will be responsible for:

- Public open space maintenance
- Tree works
- Hedgerow management
- Play areas
- SUDs features
- Health & safety inspections

Ecology

- Ecological enhancement and impact mitigation to localised populations successfully ongoing



Services

Service mains all laid.
BT to service entire site – no issues.

Development layout plan



How will the development benefit the local community?

We will also support the local community with the following contributions:

- Education Contribution – £1,477,100
- Bus Stop Contribution – £30,000
- Roundabout Contributions – £143,805
- Footpath Improvement – £50,000
- Sports % Leisure Contribution – £130,000

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:

charltongardens@countrysidehomes.com



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