

Ash Bank Heights Development update

Issue 2 | Autumn 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

Overview of what's being built. In addition, the development will provide:

- 72 two, three and four bedroom homes.
- 20 open market, 15 affordable rent, 21 shared ownership and 16 private rent.
- LEAP to be installed to the south of the site adjacent to the pond.
- Attenuation pond to the southern boundary.
- All plots will be serviced by Electric Vehicle Charging Points.

Site activity

- All roads and footpaths complete. Kerb remedials due to complete October 2024. Final surfacing to follow. Sewers sign off towards end 2024.
- All affordable and rental plots now handed over.
- Private plots to be finished by end of October 2024.
- Western POS complete. Central POS areas to be opened following remedial works expected to complete October 2024. LEAP area to complete Nov 2024.

Specific item

- All major drainage and electric complete to occupied plots. SUDs/Pond to complete October 2024.

Timeline

- Show home and marketing suite opened October 2023.
- First private plot completion took place December 2023.
- Western public open space to complete Summer 2024.
- LEAP to be installed November 2024.
- Off-site road works are ongoing with LPA/Highways. Expected to complete early 2025.

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 Brookmill Meadows and will be responsible for:

- Public open space maintenance
- Winter maintenance
- Tree works
- Hedgerow management
- LAP inspections, management and maintenance
- Attenuation crates inspections, management and maintenance
- POS railings inspections, management and maintenance
- SUDs, swale and wetlands inspections, management and maintenance
- Health & Safety and inspections

Ecology

- Badger setts near to site.
- Enhancement features include bird boxes, hedgehog domes, bat boxes, log piles and bee bricks.



Services

BT are connected and live.

Development layout plan



How will the development benefit the local community?

Countryside will support the local community by contributing £192,553 towards:

- £46,425 contribution to Clinical Commissioning Group.
- £139,128.08 contribution to Sports Pitch.
- £7,000 for encouraging more sustainable modes of transport through the local travel plan.

Offsite improvements to road safety and sustainable transport on Ash Bank Road, including a new pedestrian crossing and bus stop improvements, will also be made.

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:

ashbankheights@countrysidehomes.com



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