

Brookmill Meadows Development update

Issue 1 | Spring 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

The development will provide:

- 71 two, three and four bedroom homes.
- 42 open market and 29 affordable homes comprising 15 affordable rent and 14 shared ownership by Platform Housing Group.
- Each home will benefit from an air source heat pump, electric vehicle charging point and solar panels.
- Attenuation basin to be maintained by Severn Trent Water.
- Protected ancient woodland to the north of the site.
- Footpath link to be provided to adjacent development next door.
- Car park to the south of the site for the existing residents on Orton Road.

Site activity

- Swale area complete and ready to be landscaped.
- All roads complete.
- All plots in line with build programme.

Specific items

- New substation provided to serve the development which is located opposite Plot 4. This is to be maintained by National Grid.
- New foul pumping station provided to serve the development which is located opposite Plot 5-6. This will be maintained by PDAS before being adopted by Severn Trent.
- No gas to the site, plots are to be heated by Air Source Heat Pumps.

Timeline

- Show homes and marketing suite opened February 2024.
- First completions to take place May 2024.
- Electric substation to be made live 11th April. S278 works to commence in next few months.
- All roads complete.
- Footpaths installed in line with plots.

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
- Litter pick
- Tree works
- Hedgerow management
- Attenuation features
- Public open space fencing and retaining wall
- Ecological survey
- Health & Safety and inspections

Ecology

- Bird and bat boxes to be provided as part of planning.
- Hedgehog fencing provided to Platform Housing Group properties.



Services

Provided by UKPS

Development layout plan



How will the development benefit the local community?

During the scheme, Develop Warwickshire has launched a new community fund to support projects across North Warwickshire and Nuneaton and Bedworth.

Its first beneficiaries were two projects in Warton:

- £1,000 to support the 2024 Warton Carnival.
- Funded the installation of five large benches at Warton Recreation Ground.

We will also be providing :

- Long term parking for existing residents .
- Improvements to existing drainage.
- A Traffic Regulation Order to reduce the speed of cars approaching the village of Warton.

£106 contributions

- £104,477 - Open Space Contribution
- £12,000 - Highways Contribution
- £41,507 - NHS Contribution
- £369,072 - Education Contribution
- £8,500 - Police Contribution

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:

brookmillmeadows.sales@countrysidehomes.com



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