

Kingmakers View 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:

- 90 two, three and four bedroom homes.
- 34 open market, 24 shared ownership and 32 private rent.
- 2 Attenuation basins.
- Access to Wolvey Wetland Trust from a linked footpath.
- Ecological enhancement features.

Site activity

- Formalisation of frontage to the substation and landscaping of the POS area around the structure.
- Additional Home stepper units to be included as part of the delivery of the site.
- Handovers to our Partners Sigma Capital, Platform Housing and SAGE.

Specific item

The substation is live and has been commissioned.

Timeline – Important Dates

- First completions were in March 2023.
- Seeding and planting around SuDs feature to commence April 2024.
- Opening date of bus stop and transport of Walton Road June 2024.
- S278 construction works completed March 2024.
- Uplift of planning condition from 40% occupation to 50% occupation granted.

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
- Litter pick
- Winter maintenance
- Tree works
- Hedgerow management
- Attenuation features maintenance and inspections
- Ponds and wildlife habitats
- Health & Safety and inspections

The anticipated handover date to Trustgreen is December 2024

Ecology

- Hedgehog highway formulated giving access through the site connecting to wildlife habitats.
- Bird and bat boxes to be erected as per Ecological Enhancement Plan.
- Landscapers to begin seeding and planting around SuDs feature.
- Foot path link to existing Wolvey Wildlife Reserve.
- 4,500 sqm of amenity green space to be provided on-site which exceeds the minimum requirement of 1058 sqm.



Services Updates

Mains Service Type	Live (Yes/No)	Summary Status of Works
Electric Sub-station	Yes	Substation equipment and canopy have been installed and agreement complete
Electric HV Network	Yes	All HV ducting and cable have been installed
Electric LV Network	Yes	Final designs received and issued
Gas	Yes	Gas live across the site
Water	Yes	Water live across the site
Fibre	Yes	BT/Virgin live across the site
Street Lighting	Yes	S38 Streetlight received and Technical Agreement approved

Development layout plan



How will the development benefit the local community?

Countryside will support the local community by contributing over £150,000 towards:

S106 contributions, local donations:

- Health Contribution
- Library Contribution
- PROW Contribution
- Bus Stop Contribution
- Sustainable Travel Contribution
- Outdoor Sports Contribution

We will also be providing:

- Affordable Housing – 20% of all houses
- Bio-diversity Net Gain and Offsetting
- Amenity Green Space

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:

kingmakersview@countrysidehomes.com



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