SUMMER 2026 | ISSUE 2

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DEVELOPMENT UPDATE

THE GWEL, TRURO



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

There will be 242 new homes on the development, which will provide:

- 131 affordable homes for rent or shared ownership.
- 62 accessible and adaptable homes
- A Public Open Space throughout the development.
- A LEAP by the substation on the main road into the development.
- A varity of attenuation and infiltration infrastucture throughout the development.
- Air Source Heat Pumps and EV charging for every home.
- A youth provision on the later phases of the project.
- Protected Cornish hedges.
- Dutchy influenced design.

Site Activity:

- We are currently in line with our anticipated program.
- First occupations took place in March 2026 with site completion due for Spring 2028.

Specific item:

- The main site access from Morlaix Avenue road will opened from the end of March 2026.



Timeline

- First completions to took place in March 2026.
- Footpath access to Truro opened in March 2026.
- Road topping from Morlaix Avenue to adjecent plot 9 to took place in Spring 26.
- Installation of the LEAP is sue to commence Summer 2026.

Ecology

- Wildlife corridors have been established throughout the development to maintain habitat connectivity for a number of species.
- Within the development itself, bat and bird boxes and bee brick will be installed to provide a habitat for these species within the built environment.
- Protection of existing Cornish hedges as well as additional hedge rows.
- Specialist's watching brief was carried out early in the development to ensure all bats and badgers were safely removed before construction works started. All watching briefs have been completed.
- Clearance of any suitable bird nesting habitat (trees and scrub) to be undertaken outside of the bird nesting season.

Managing Agent

The managing Agent for The Gwel is Gateway Property Management (GPM). Key responsibilities include:

- Carry out maintenance and other related property services.
- Follow best industry practice by entering into a formal management agreement with the company and being accountable for delivering all agreed services.
- Organising contracts (such as grounds maintenance).
- The estate will be handed to GPM 6 months from the final home completing.



Services

- The initial billing of Electric will be through British Gas.
- Your home has an Openreach line terminating in a network termination socket. You should contact your chosen landline / internet service provider for this to be activated.
- Water billing mains water supply will be billed through IWNL.
- Hyperoptic is also available.
- Some homes will be equipped with EV chargers which will be managed through Gateway Property Management. Please speak to the sales team if more information is needed.



How will the development benefit the local community?

The Gwel will also support the local community by contributing towards:

- £29,500 plus index linked increase to local air quality contribution
- £393,984 plus index linked increase to local education contribution
- £205,498 plus index linked increase to local outdoor sports
- £128,744 plus index linked increase to local f Special Areas of Conservation (SACs).
- £835,069 plus index linked increase to local Truro transport strategy
- £136,342 plus index linked increase to local Travel Plan
- £25,498 plus index linked increase to NHS Kernow

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:

TheGwel.Sales@countrysidehomes.com

COUNTRYSIDE Homes