

Calico Grove Development Update

Issue 7 | [Spring 2026]



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

Summary of what's being built:

- 96 Open Market, and 102 Affordable Units
- Public Open Market Spaces (LEAP)
- TPO area with Woodland Trail Path
- Photovoltaic Panels are installed to specific plots
- Attenuation Tanks for excess rainwater in the event of a storm
- Two new culverts improving the existing storm drain system

Site Activity

- The final batch of Affordable Homes has now been handed over, with only the apartment block remaining, which is due for completion at the end of April 2026.
- All 96 Open Market plots have now been completed, with minor external works being finalised on plot 151.
- Drainage works to the engineered slope at the northern side of the development have now begun and are scheduled for completion by the end of April 2026.

Specific Item – Street Lighting

Streetlighting is installed throughout the development, until the streetlighting has been formally adopted by the Local Authority and especially throughout the Winter months, it will be regularly inspected and maintained by Countryside Homes, in the event that any of the streetlighting is not working, please contact our customer services team and the issue will be addressed.

Timeline

- All Affordable and Open Market plots have now been completed, with the exception of the apartment block, which is due for completion by the end of April 2026.
- Works to the LEAP are due to begin soon, followed by landscaping within the POS area.
- Final Road Surfacing works is ongoing.

Ecology

- A Tree Protection Order (TPO) is in place for the safeguarding of the woodland.
- Bat and Bird Boxes will be installed to specific trees in the POS to support the local wildlife.

Managing Agent

- Trust Green have been appointed as the managing agent on this development.
- This includes the management of the TPO, the LEAP area and the Existing Trees.
- The Management Agent will also look after the 2 culverts, and the attenuation tanks located on the development.

Development Layout Plan



How will the development benefit the local community?

As part of the Planning Application granted for the development, Calico Grove will support the local community by contributing over £551,840.42 towards:

- S106 contributions, local donations
- Air Pollution Monitoring
- Education Contribution
- Junction Improvement Contribution
- SCOOT Contribution
- TRO Contribution
- Public Open Space and Woodland Plan

Please be aware that the dates and information provided above 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:

NHQC.Manchester@Vistry.co.uk



COUNTRYSIDE
Homes