

# Hartshead View, Fitton Hill

## 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 comprises 302 new homes. In addition, the development will provide:

- Mixed tenure including 124 Open Market plots, 97 Private for Rent and 81 Affordable homes
- All plots will have Photovoltaic panels to achieve compliance with the updated Building Regulations and EV charging facilities.

### Site activity

- Currently we are on with the construction the new roads and sewers network, along with the foundations of all plots in phase.
- Timber frame kits have started to be erected across the site.

### Specific item – Offsite drainage

- To connect the new plots to the surface water and foul sewer network we had to connect into the existing offsite sewers which are located on the Northern Roots land. Whilst this has caused some disturbance to the trees and grasslands, we will be working with Northern Roots to re-instate the park.

## Timeline

- Important dates: first completions will be July 2024
- Our temporary sales cabin launched the weekend of 01.02.2024
- The permanent site compound will be in situ by the end of March 2024 which will lessen the traffic on Deanshut Road
- The construction of the site wide roads is ongoing and we will be ;looking to utilise these early in May 2024

## Managing agent

Trustgreen will be the appointed Management Company to oversee the long-term stewardship of the Open Spaces and the cellular storage across the site.

Annual duties and inspections are as follows:

**Health and Safety Risk Assessments** - carried out annually for the areas of POS

**POS Features** - carry out periodic inspections to ensure all features are fit for purpose and repair as and when necessary.

**Grassland and Borders** - mowed and maintained in accordance with the landscape management plan.

**Hedgerows** - carefully managed in accordance with the landscape management plan.

**Trees** - inspections to be carried out at least once per year with routine crown lifting, thinning and dead wooding. Trees will be allowed to mature within their surroundings.

**Shared Drives** - routine inspections, cleaning & maintenance of the surfacing and gullies.

**Storm Water Cellular Storage Crates/Underground Attenuation Tank** - maintenance and inspections of the SW cellular storage crates to include sediment management to the inlets, outlets & silt traps, in accordance with our SUDS Maintenance Strategy document/Landscape Management Plan.

**Dedicated Resident Liaison Team** - with a 24-hour manned call centre with a guaranteed response within 24 hours for all non-emergencies.

**Litter clearance** - will be dealt with promptly on every site visit throughout the year.

**Reserve Account** – towards any future repairs and replacements as required.

## Services

Bethells have been appointed as the MU for the site.

# Development layout plan

## HARTSHEAD VIEW Fitton Hill

- 2 bedroom home
  - 3 bedroom home
  - 4 bedroom home
  - Affordable housing
  - Private housing
- Arun
  - Bourne
  - Bourne SA
  - Hollenwood
  - Midford
  - Witham
  - Tyne
  - Dearne
  - Brathay
  - Leven SA
  - Leven

The site plan which can be found on this page, has been prepared for house identification purposes only and is not to scale. The development layout, landscaping and location of all dwellings may be subject to change throughout the course of the development. Features and materials may vary from those shown on the plan. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.



## How will the development benefit the local community?

Community benefit - £10,000 over 5 years (£2,000 per annum)

Biodiversity Net Gain – we have contributed to this scheme in the local area which will provide new trees.

Pathways to Work – engagement with Positive Steps

Social Value – engagement with St Martins and Medlock Valley School as well as Fitton Hill Bulldogs and other opportunities to help the community with our partners.

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:

[NHQC.Manchester@Vistry.co.uk](mailto:NHQC.Manchester@Vistry.co.uk)



**COUNTRYSIDE**  
Homes