Radclyffe Green
Development update

COUNTRYSIDE
Homes

Keeping you updated

As the site now nears completion, 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:

- 160 homes being built across the site both Open Market and Affordable tenures.
- Adjacent to the Proposed Linear Park which is being delivered as part of the wider Foxdenton Development
- Attenuation basin
- Photovoltaic panels to remaining plots to achieve compliance with the updated Building Regulations.

Site activity

- All of the timber frame kits have now been erected across the site.
- The construction of the final 25 units is now ongoing, with the final units anticipated for completion in July 2024.
- Road & Sewer remedial works will soon be commencing across the site in order to progress the adoption of the Roads and Sewers by statutory bodies.
- Works to regrade the embankment adjacent to the Linear Park will also be starting in the coming weeks.

Specific item – Formation of the attenuation Basin

- As we near completion of the final houses on the development, it will enable the site compound to be removed and allow the excavation of the attenuation basin to be commenced.
- The attenuation basin forms part of the approved drainage strategy for the site and allows safe and contained storage for excess rain and stormwater in a controlled manner before passing into the existing watercourse within Wince Brook.

Timeline

- Final units to be completed July 2024.

- Final streetlighting columns to be installed.

- Completion of the Attenuation Basin and associated Landscaping August 2024.

- Remedial works to commence to the roads and footpaths including final surfacing to enable the adoption process to begin with Oldham Council Highways.

- Following completion of the attenuation basin and landscaping the area is to be formally handed over to the Management Company.

Managing agent

- Trustgreen will be the appointed Management Company to oversee the long-term stewardship of the Open Spaces across the site (excluding the Linear Park).

  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.

  Foliage, hedgerows and weeds - 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.
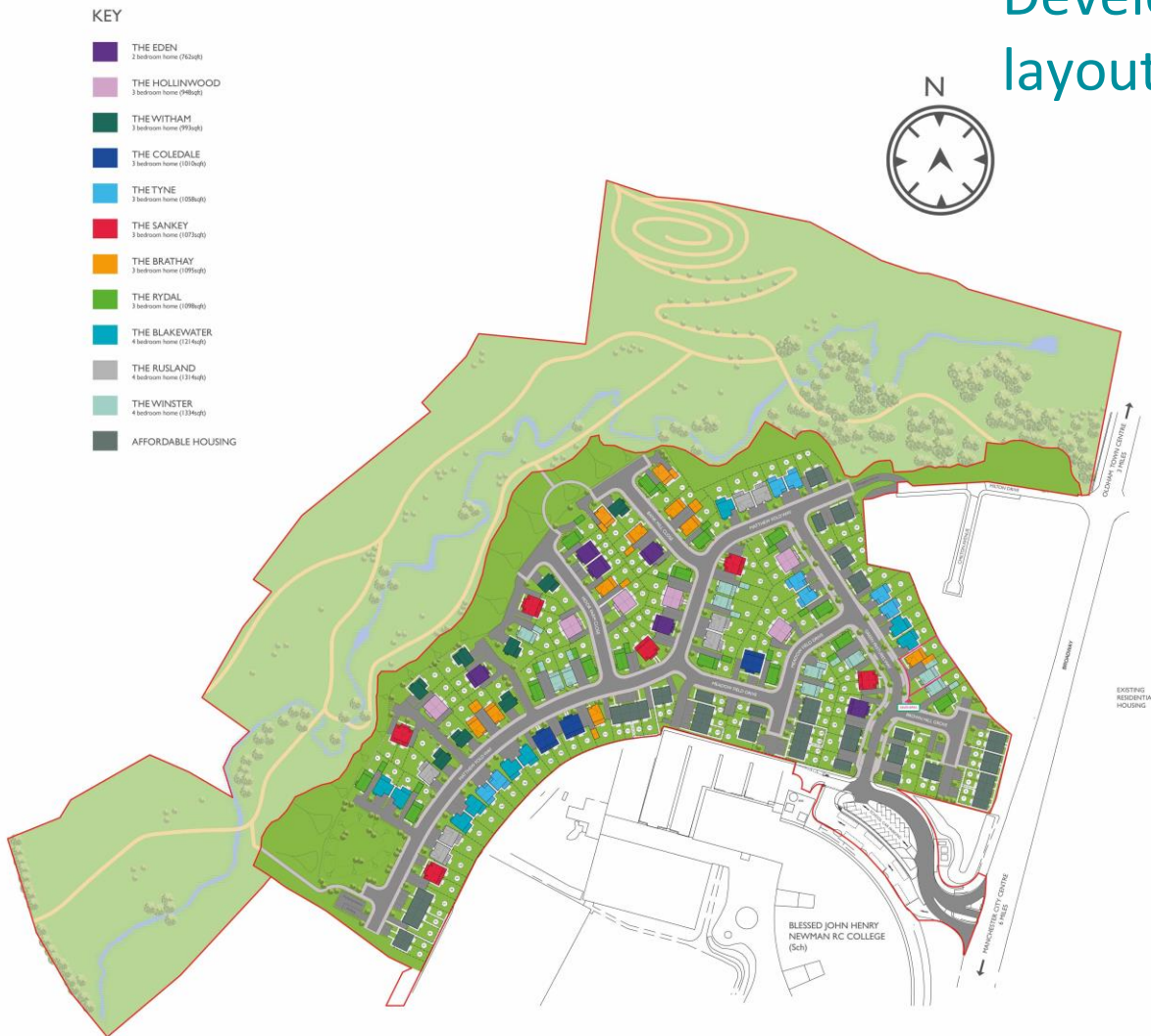
  Attenuation Pond - regular inspections & maintenance including litter removal, inlet/outlet cleaning, vegetation management and sediment monitoring & removal when required. Scrub removal around water margins to improve light, management of the habitat to support fauna & flora.

  Resident Liaison packs - distributed throughout the development, containing a background on trust green, our contact details and signage.

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

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

KEY

- THE EDEN
  2 bedroom home (762sqft)
- THE HOLLINWOOD
  3 bedroom home (948sqft)
- THE WITHAM
  3 bedroom home (993sqft)
- THE COLEDALE
  3 bedroom home (1010sqft)
- THE TYNE
  3 bedroom home (1058sqft)
- THE SANKEY
  3 bedroom home (1073sqft)
- THE BRATHAY
  3 bedroom home (1095sqft)
- THE RYDAL
  3 bedroom home (1098sqft)
- THE BLAKEWATER
  4 bedroom home (1214sqft)
- THE RUSLAND
  4 bedroom home (1314sqft)
- THE WINSTER
  4 bedroom home (1334sqft)
- AFFORDABLE HOUSING

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BLESSED JOHN HENRY NEWMAN RC COLLEGE (Sch)

EXISTING RESIDENTIAL HOUSING

How does the development benefit the local community?

Radclyffe Green supports the local community by contributing £540,000 via a S106 Agreement to fund the provision of Primary School Places within a 2 mile radius of the site.

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

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