

Oaklands at Whiteley Meadows

Development update



COUNTRYSIDE
Homes

Issue 5 | Spring 2025



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:

- Comprehensive Green Infrastructure and landscaping including informal green space and habitat enhancement planting is completed across all occupied areas.
- Play Areas comprising of 2 NEAPs and 4 LEAPs and 21 Playful landscape areas many of which are now open with the final areas opening 2026 with all complete by 2028.
- Provision of extra care facilities which will be delivered by Winchester City Council.

Site activity

- Hoggin footpaths has been completed adjacent to current parcel.
- Avon Road (Inc road & pathways) have been topped.
- Public open space area has been completed.
- Occupied areas on Wallington Road leading into Avon Road are now open.

Specific item

The existing residential property, formally know as Barn Farm has now been listed for sale with Jackson Bailey Estate Agents, any questions or enquiries please contact the agent directly. Contact Number: 01489 854101

Timeline

- 2 Local Centres (north and south) providing up to 2000sqm of flexible space opening 2026-27
- Second primary school and secondary school which will be delivered by Hampshire County Council anticipated 2027-28
- Community buildings – Opening 2026
- 4 Allotments in total, the first of which is now open
- Sports facilities (including pavilion, 2 grass pitches and 2 all-weather pitches) opening 2026
- Cornerstone Primary – now open.

Managing agent

Trinity (Estates) Property Management LTD and have various responsibilities within this development, these are as follows: Unadopted roadways and pathways, open space areas, shared parking areas, attenuation basin/swales, areas of play. The sections of water course that runs through the South of the development, along with the storm water ponds serving the development. Fencing, railings or retaining walls located within the communal areas will also be the responsibility of the management

New at Whiteley Meadows

Barn Farm Community Centre has opened its doors with a swing! Offering a variety of exciting activities, social events and support network groups to all. Why not take the night off and enjoy a collection of food trucks on the last Friday of the month. Or fancy trying something new, why not join one of their clubs. You can do anything from Crafting to Board Games to Line Dancing! **Why not take a look for yourself, pop down or take a look at their website:** <https://barnfarm.org.uk/>

Network coverage

The communication mast has been constructed, BT Openreach have been instructed to connect the network currently we have not been informed with a connection date but rest assured we will be pursuing this.





How will the development benefit the local community?

Countryside Homes as part of Vistry Group will also support the local community by contributing over **£23.1M** towards:

- **Local Education** - Transfer of land including all associated services and utilities for the provision of 2 primary and a secondary school to Hampshire County Council. We will also be contributing £41.2M to the Council for the delivery of these schools.
- **Highways** – a contribution of £6.1M towards local highways and infrastructure, including supporting sustainable transport such as cycle ways and bus stop, traffic management, highway improvements.
- **Community Services** - Contribution of £512K towards refurb or improvement of existing community services in Whiteley or provision of facilities within the new secondary school. This will include employment of Community Development Worker.
- **Ecology** – A contribution of £390K to local Ecology projects.
- **Waste Management** – £86K towards providing a local waste/recycling centre.

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:

customerservices.southern@vistry.co.uk



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