

Beaumont Green, Warton

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

- 345 new build properties across the development.
- 5 attenuation basins, adding and expanding on existing ponds.
- Upcoming releases to have photovoltaic panels.
- Play area and neighbouring recreation ground.

Site activity

- Recently completed on the 100th occupation of the development.
- Piling to commence in April 2024 for 36 plots.
- Off-site highway improvements currently under review with a view to commence in Spring 2024.

Drainage

- The surface water discharges into the rerouted open watercourse, which runs parallel to the spine road and connects into the existing surface water network.
- Foul water discharges into the existing United Utilities network via the on-site pump station, which is to be adopted by IWNL (Independent Water Network Limited).

Timeline

- Piling due to recommence w/c 15th April (subject to weather).
- Beaumont Green show home conversion – these have undergone a thorough update to reflect the latest open market specification available to the new customers as well as to demonstrate the 2023 Building Regulations. The re-opening of the show area is scheduled for Saturday 20th April.
- Highway topping and white lining has been complete for the occupied areas, and as the site progresses roads will be released to the site team. Temporary street name plates will be replaced with Fylde-branded signs.
- Additional works to be completed to the retaining wall on Nectar Drive in the spring/summer months, as approved by Lancashire County Council (Highways Authority).
- The above-mentioned works will be coordinated to give as little disruption to residents as possible, with dates to be confirmed via a letter drop.

Managing agent

- TrustGreen have been appointed on behalf of Countryside Partnerships to maintain the soft landscaped/POS areas of the Beaumont Green development.
- First attenuation basin/POS areas are due to hand over to TrustGreen in April following 100th occupation.

Ecology

- Upcoming properties will have hedgehog fence gaps, whilst certain plots will be fitted with bat, swallow, house martin and swift boxes – where specified.
- The development will also have hedgehog and nest boxes, as well as brush piles in the enhanced woodland area (located where the compound is currently situated along the Northern boundary).



Services

- All open market connections are complete to date, with future connections proposed for Plots 98 and 99. Mains laying is scheduled to commence w/c 2nd April, and is programmed to complete week ending the 19th April along Pollen Gardens, with street lighting recently completed on Hive Grove.

BEAUMONT GREEN

Warton



How will the development benefit the local community?

Beaumont Green will also support the local community by contributing over £1,247,000 towards:

- S106 contributions, comprising of:
- £649,000 contribution to local education.
- £24,000 contribution to sustainable travel.
- Travel contributions to be distributed to residents of Beaumont Green.
- £375,000 contribution to Public transport.
- £126,000 contribution to the public realm.

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:

beaumontgreen@countrysidehomes.com



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