



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

Overview of what's being built:

- 285 two, three and four bedroom homes.
- 102 open market, 138 affordable homes and 45 for private rent.
- LEAP
- Attenuation Basin in the north-east Corner and Swale to the northern boundary.
- Wiring and blanking plate provided to enable install of EV charger. Plots which are constructed to the 2021 Building Regulations to have PV Panels.

Site activity

- All roads complete.
- Footpaths 85% complete.
- Main public open space and swale area to Whitchurch Drive are complete and landscaped.
- Now working alongside Barratt Homes as part of a consortium.
- LEAP (central public open space) to be completed and open Q1 of 2026.
- 35 remaining completions until build complete (likely site complete Q2 of 2026)
- With the last homes now released, the Sales Office is closed, and we are now selling from plot 345 on Alcon Mews.

Specific item

- Electric live to site (substations live).
- SUDs system installed and connected.
- Streetlighting ongoing as construction progresses.

Timeline

- Show homes and marketing suite are now closed. Selling from Plot 345 on Alcon Mews.
- Development likely to be completed in Q2 of 2026.

Managing agent

As one of the UK's market leaders in open space management, **Trustgreen** have been appointed to take care of the landscape environment at Charlton Gardens and will be responsible for:

- Public open space maintenance
- Tree works
- Hedgerow management
- Play areas
- SUDs features
- Health & safety inspections

Ecology

- Ecological enhancement and impact mitigation to localised populations successfully ongoing



Services

Service mains all laid.
BT to service entire site – no issues.

Development layout plan



How will the development benefit the local community?

We will also support the local community with the following contributions:

- Education Contribution – £1,477,100
- Bus Stop Contribution – £30,000
- Roundabout Contributions – £143,805
- Footpath Improvement – £50,000
- Sports % Leisure Contribution – £130,000

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:

charltongardens@countrysidehomes.com



COUNTRYSIDE
Homes