

# Ash Bank Heights 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

Overview of what's being built. In addition, the development will provide:

- 72 two, three and four bedroom homes.
- 20 open market, 15 affordable rent, 21 shared ownership and 16 private rent.
- LEAP to be installed to the south of the site adjacent to the pond.
- Attenuation pond to the southern boundary.
- All plots will be serviced by Electric Vehicle Charging Points.

### Site activity

- All roads and footpaths complete.
- All affordable and rental plots to be handed over April 2024.
- Private plots to be finished by end of September 2024.
- Both public open spaces are formed – to be landscaped April 2024.

### Specific item

- All major drainage and electric complete to occupied plots. Connection to SUDs (pond) ongoing.

## Timeline

- Show home and marketing suite opened October 2023.
- First private plot completion took place December 2023.
- Western public open space to complete Summer 2024.
- LEAP to be installed Summer 2024.
- Off-site road works have received Technical Approval from the local authority with construction to begin imminently.

## 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 Brookmill Meadows and will be responsible for:

- Public open space maintenance
- Winter maintenance
- Tree works
- Hedgerow management
- LAP inspections, management and maintenance
- Attenuation crates inspections, management and maintenance
- POS railings inspections, management and maintenance
- SUDs, swale and wetlands inspections, management and maintenance
- Health & Safety and inspections

## Ecology

- Badger setts near to site.
- Enhancement features include bird boxes, hedgehog domes, bat boxes, log piles and bee bricks.



## Services

BT are connected and live.

Proposed Virgin Media connection, however due to ongoing resourcing issues this may be abandoned.



# Development layout plan



## How will the development benefit the local community?

Countryside will support the local community by contributing the following:

£106 contributions

- £46,425 contribution to Clinical Commissioning Group
- £7,000 contribution to Travel Plan
- £139,128.08 contribution to Sports Pitch

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:

[ashbankheights@countrysidehomes.com](mailto:ashbankheights@countrysidehomes.com)



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