



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:

- The remainder of phase 2 comprises a total of 50 private plots, 14 PRS plots plus a block of 11 PRS flats and 1 affordable unit.
- Phase 3 is due to commence in April providing a mix tenure of 142 units to the development.
- 1 LEAP play area in the northern section of the development
- 1 attenuation basin to the north

Site activity

- CMLs and completions continue with our partners and private residents.
- Infrastructure to the northern part of phase 2 is progressing as programmed, the last sections of gas, electric and water mains are planned to be laid in March.
- Landscaping throughout the development has progressed well and the open space located in the centre of the development is now complete.
- The LEAP play area and the footpath around the Northern basin is currently being constructed and programmed to be complete in early spring.

Specific item –

Our sales staff are offering attractive deals on our private plots, drop-in and meet the team who will be happy to assist.

Timeline

Important dates:

- We are due to complete all handovers on all phase 2 PRS and affordable plots by May this year.
- The third phase of the development is currently planned to commence in April this year. Providing an additional 142 mix tenure plots to Oakhurst.
- Bus route service through the development is due to become active from April this year.
- The next planned topping of tarmac roads and foot paths to the northern part of phase 2 is scheduled for the end of March.

Managing agent

- Firstport will be the managing agent responsible for the upkeep of the development.
- Phase 1 handed over.
- Phase 2 is currently being handed over, and all completed areas will now start to be maintained by Firstport.
- Phase 3 yet to commence

Ecology

- Aspect Ecology have produced an ecological plan comprising of:
- Swift bricks will be installed in plots to the north of the development encouraging nesting
- Hedgehog highways will be formed promoting hedgehog movements



Services

The large majority of mains across phase two have now been laid and energised, the balance of phase 2 is planned to complete by the end of spring.



Construction layout is currently going through some minor layout changes.

This plan has been produced for home identification purposes only and is not to scale. The development, layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.

How will the development benefit the local community?

- Pedestrian and cycling routes will be established to link the existing town with the new development, ensuring seamless connectivity for both current and future residents.
- A range of open spaces will be integrated, promoting biodiversity while also addressing the community's recreational, health, and well-being needs

We will also be providing:

- A Multi-Use Games Area (MUGA) has been constructed at the front of the site (next to phase 1)
- A Local Equipped Area for Play (LEAP) will be provided as an outdoor play space for children.

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:

oakhurst@countrysidehomes.com



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