

Stoneleigh View

Development update

Issue 1 | April 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

Summary of what's being built:

- 310 Open Market homes sold by Linden Homes and Bovis Homes.
- 310 Pre-sold homes across the whole development
- Allotments to the Northern area
- A Local Equipped Area of Play (LEAP) and a Neighbourhood Equipped Area of Play (NEAP) will be installed
- Multiple attenuation ponds, which are designed to capture any excess surface water and release it to a watercourse at a controlled rate, to be installed.
- Solar panels and EV Charging*

*To be installed to selected homes only

Site activity

- 12 open market homes now occupied.
- Selected footpaths to be topped and finished
- Works to commence on the Northern parcel of the development, near Crewe Lane.

Drainage

The foul water pumping station is expected to be live in May 2024. This will be alongside our active SUD (sustainable drainage systems) basins, to allow storm water (rain) to be discharged and flow smoothly

Timeline



- The Sales Centre and three Show Homes launched in February 2023.
- Our first legal completion at Stoneleigh View took place in May 2023. This is when our first residents moved onto the development.
- Our first Play Area and Public Open Space (POS) area is due to be fully open at the end of April 2024.
- Footpaths to occupied homes are currently being reviewed ahead of them being finalised and topped. These are anticipated to be complete before the Summer Holidays.
- 'Glasshouse Lane 278 Works' to the front of the development is due to commence in Spring 2024. These works include a roundabout and single carriage access into the development.

Ecology

- Bird and Bat boxes will be installed in a variety of locations across the development as part of our habitat creation strategy.
- Badger Setts were recorded in the retained woodland to the rear of the Sales Arena. A licence from Natural England was required to allow construction works to commence near the setts.
- The Great Newt exclusion fencing will remain in situ for the entire construction phase, along the development boundary in the North-East section. Again, a licence from Natural England was required to allow construction work to commence.
- We are working in Partnership with the Bumble Bee Conservation Trust, ensuring that we are planting bee friendly landscaping across the development. We have also installed a dedicated 'Pollinate in Partnerships' area within our Sales Arena to continue our support in sustaining wildlife through the inclusion of a bespoke flower rich environment. This is part of a much larger initiative for Vistry Group, in our bid to help protect our wild bees, wildlife and climate.



Management Company

Company: Residential Management Group (RMG)

Anticipated Handover date: To be confirmed

Contact details: 0345 002 4444 or customerservice@rmguk.com

Please visit our website for further management company details

Services

The Current service providers are:

Gas & Electric: British Gas

Telephone/Broadband: BT Openreach

Water: Independent Water Networks (IWNL)

Development plan – Stoneleigh View



The site plan which can be found on this page, 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?

Stoneleigh View will support the local community by contributing over £18.7m towards:

- Education Capital; Primary & Secondary
- Community Centre
- Indoor sports facilities at Abbey Fields Swimming Pool
- Outdoor sports facilities at Kenilworth School
- Doctors Surgery

We've also engaged with Park Hill Junior School, attending a school assembly to highlight health and safety, and the dangers of a building site.

Please be aware that the dates and information provided are correct at time of print/publication and are dependent on several factors, including weather, therefore 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:

stoneleighview@lindenhomes.co.uk | 01675 469 290

Linden
HOMES