

The Skylarks, Westoning

Development update



Issue 1 | Autumn 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

The Skylarks comprises of:

- 64 x private sale homes
- 69 x pre-sold homes
- 15 x custom build homes
- An equipped play area
- An attenuation basin
- A publicly accessible open space

Skylark mitigation

The aim of the skylark mitigation plan is to provide enhanced foraging opportunities for skylarks in the area adjacent to the development in order to increase nesting bird productivity locally. Five skylark plots (bare patches in winter cereal fields) will be established and maintained. These provide easy landing and foraging but are far enough away from the edge to be less susceptible to predation.



Timeline

- Open space due to be completed by Spring 2026
- Play area due to be completed by Spring 2026
- Footpaths due to be completed by Winter 2026. Localised areas completed in line with the build programme
- The attenuation basin is due to be completed by Autumn 2025 – the area is due to be open Spring 2026
- Compound due to be removed from site by Winter 2026
- Development access for residents due to be open by Autumn 2024
- Road surfacing due to be completed by Winter 2026

Managing agent

A Dandy Wren has been instructed by Vistry as the managing agent for The Skylarks:

A Dandy Wren

13a Canonbury Yard

190 New North Road

London N1 7BJ

Telephone 0345 034 0683

Anticipated handover date to the Managing Agent is January 2026

Ecology

- 15 bat boxes (1 per plot) to plots 2, 7, 8, 9, 10, 28-35, 36-43, 127, 128, 129, 130 & 131
- 22 swift boxes (2 per plot) to plots 50, 79, 80, 81, 85, 86, 87, 124, 125, 126 & 142
- 30 bee bricks (3 per plot) to plots 6, 36-43, 71, 82, 84, 93, 102, 105, 133 & 134
- 2 reptile hibernacula located in the open space
- 140 hedgehog highways to all plots excluding plots 80, 82, 85, 93, 94, 124, 133 & 148



Services

Hyperoptic, Virgin and BT Openreach have been all appointed to provide all properties on the development.

Development layout plan

- 2 bedroom homes
 - The Swift
- 3 bedroom homes
 - The Wren
 - The Robin
 - The Chaff
- 4 bedroom homes
 - The Kestrel
 - The Fieldfare
 - The Carrion
 - The Siskin
- 5 bedroom homes
 - The Eider
- Custom build homes
 - The Lapwing - 3 bedroom home
 - The Kingfisher - 4 bedroom home
 - The Kittiwake - 4 bedroom home
 - The Plover - 4 bedroom home
- Pre-sold homes
 - 1 & 2 bedroom homes
 - 2 bedroom homes
 - 3 bedroom homes
 - 4 bedroom homes
- bc - bin collection point
- ss - substation



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 Skylarks benefit the local community?

We will support the local community by contributing over **£2.2 million** towards:

- Education (Early Years) - £122,000
- Education (Primary) - £571,000
- Education (Secondary) - £750,500
- Highways - £50,000
- Public Transport - £33,000
- Cemetery - £20,000
- Community Facilities - £162,000
- Sport/Leisure (Outdoor Sport) - £103,800
- Sport/Leisure (Indoor Sport) - £139,000
- Library - £31,000
- NHS - £156,800
- Greenfield Road Roundabout - £48,900
- Monitoring Compliance - £2,000

The development will additionally deliver the following non-financial elements:

- Affordable housing
- 15 x custom build homes
- Open space
- Play space
- Skylark mitigation

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:

customerservice.northernhomecounties@vistry.co.uk

