

St James Gate, Bulkington

Development update



Issue 1 | Winter 2025



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

- 112 private dwellings, 37 affordable dwellings of mixed tenure
- There is a LEAP (Local equipped area of play) at the development
- All homes will have electric car chargers
- Selected homes will have solar panels installed
- The working hours of the site are,
Monday to Friday – 7.30am – 7pm
Saturday - 7.30am – 1pm

Site activity

- We are due to commence operations on Monday 10th February 2025
- The initial works will consist of installing a temporary haul road to provide access into the site via the existing farm gate.
- All site boundaries will be secured with herras fencing and close board fencing where appropriate.
- Following this, roads and sewers will be constructed to the build compound which is to be located on the far side of the field away from existing residential homes.
- Once a good, usable access into the site has been constructed, work on foundations and piling will commence. It is expected his will start mid-March.
- The existing public footpath on site will remain open and will be fenced off from the construction area.

Timeline

- Site start – 10th February 2025
- Selling from – Spring 2025
- Sales centre & show home opening – Autumn 2025
- 1st home to be occupied – Autumn 2025



Managing agent

Open spaces, play area and balancing pond will be maintained by a managing company. The management company will be A Dandy Wren.

Laura Nelson - laura@adandywren.com

Mobile: 07561476832

Ecology

- There were and are no ecological constraints on this development other than nesting birds. The development is surrounded by mature trees and mature hedgerows which makes great habitat for birds and potentially bats.
- Select routes through rear gardens have been selected for hedgehogs (Hedgehog Highway).
- A select number of homes will have integrated bird and bat boxes
- A bio-diversity calculation is carried out prior to any development starting and also on completion of the development, the bio-diversity calculation must be greater than before we started. The ecology enhancements required to do this have been designed into the scheme.



Services

- Electric – The existing electric substation on the entrance to the development will be relocated further into the scheme, our electric will be taken from this new substation.
- Water/gas/fibre – Mains connections are all within Coventry Road and provision has been confirmed by the utility suppliers.

Development layout

This plan has been produced for layout information 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. Development layout plan correct at time of print.



How will the development benefit the local community

Bovis Homes will also support the local community by contributing over the following;

- Primary Education - £126,316
- Open space contribution - £220,120
- Sports recreation and community contribution - £343,824,00.
- Bulkington village centre - £65,618
- Education contribution - £463,245
- Road safety contribution - £7,450
- Highways contribution - £297,207
- Library contribution - £3261
- Public rights way - £6,230
- Footway/cycleway contribution - £188,187
- Toucan crossing contribution - £27,216
- Traffic regulation order contribution - £3,000

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:

Sales queries – See website for details www.bovishomes.co.uk

Build queries – bulkington.build@vistry.co.uk – Adam Parsons 07762 029108

Customer care queries – CustomerService.SCM@vistry.co.uk



