

Heath Farm Phases 3 & 5 Development update

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HOMES

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

Summary of what's being built:

- 100 Open Market and 26 Affordable Units
- Public Open Spaces
- Attenuation basins
- EV charging to all plots
- Photovoltaic panels fitted to units complying with the updated Building Regs (Plots commenced after June 2023)

Site activity

- Brickwork is ongoing to 33 Plots that had foundations completed in June 2023.
- Piling to remaining 96 units is ongoing.
- Formation of street scene approaching Phases 3 & 5 in underway.
- Construction of the sub-station structure is complete with switchgear to be delivered soon.

Specific item – Driven Piling

- Due to ground conditions, all Plots across the Heath Farm Development are to be Piled to ensure that the foundations supporting the houses are transferred to the best ground bearing strata.
- The process of driven piles involves long, slender support structures being driven into the ground using a large machine known as a piling rig which drives the piles into the earth until they reach the required depth.

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Timeline



- First Open Market completions are currently programmed for July 2024
- First Affordable completions are currently programmed for September 2024
- Sales centre is in place and is accessed from Broadway
- Construction of roads and sewers is ongoing across the whole site, including the construction of the foul pumping station that serves Phases 3 & 5
- Installation of Mains Services across the site is ongoing, including the construction of the sub-station which serves Phases 3 & 5.
- Landscaping to plots and along the streets will be completed prior to handover of units
- Remediation of Phases 6,7,8 & 9 is to commence within the coming months
- Planning application to be submitted for Phase 4

Ecology

- Planting of new trees within the Public Open Spaces approaching Phases 3 & 5 is nearing completion, this will contribute towards forming new habitats for birds and other wildlife.
- Introduction of bird and bat boxes will help aid in the conservation of nocturnal creatures, playing a vital role in maintaining a balanced urban ecology



Managing agent

- First Port will be appointed as the Managing Agents for the Heath Farm Development, their duties will include:

Provide Monitoring Services

Insurances for the estate

Grounds Maintenance

General Maintenance

ROSPA Inspections of Playground Facilities

Administration duties

Health and Safety Risk Assessments

Development layout plan



- 4 bedroom home**
 - The Aslin
 - The Mylne
 - The Pembroke
- 3 bedroom home**
 - The Becket
 - The Elmslie
- 2 bedroom home**
 - The Cartwright
- Affordable housing
- ps** pumping station **ss** substation

How will the development benefit the local community?

As part of the original planning permission granted for the Heath Farm Development, a Section 106 Agreement was entered in to in order to provide the following:

Contribution of £1.6million towards the Carrington Relief Road to relieve pressure on the A6144.

Contribution of £56,000 towards improvement works to the Manchester Road / Flixton Road Junction.

Creation of a 'LAP', creating a local area for play, with a minimum activity zone of 100sqm set within a buffer zone of 400sqm.

Creation of a 'LEAP' a local equipped area for play with a minimum activity zone of 400sqm.

Creation of a 'NEAP', a neighbourhood equipped area of play with a minimum activity zone of 1,000sqm.

Contribution of £162,747 towards the provision of playing pitches and improvement of facilities with Partington.

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:

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