



Outlook

A greener outlook all round

www.lockingparklands.co.uk

First homes to be unveiled soon

Welcome to the third edition of Outlook, the newsletter keeping you up to date with developments at Locking Parklands. The project, led by St. Modwen alongside the landowner, Homes and Communities Agency (HCA) will transform the former RAF Locking site into a £400 million sustainable community.

The first 64 homes at Locking Parklands will be launched in late autumn. A total of 34 properties will be released to the open market by St. Modwen Homes of which 30 homes will be available to purchase via HomeBuy Direct. The remainder will be affordable homes sold to Sovereign Housing Group.

A fully furnished marketing suite and show home will be open for prospective buyers to view. The high quality properties built by St. Modwen Homes will include a range of stylish 1 and 2 bedroom apartments and a selection of spacious 2 and 3 bedroom homes. From next year, four bedroom properties will also be available.

Prices start from £95,000 for a 1 bedroom apartment and from £155,000 for the first release of 2 bedroom houses. For qualifying first

time buyers, a special equity loan package is being offered through the Homes and Communities Agency's (HCA) HomeBuy Direct scheme in conjunction with South West Homes, part of the Sovereign Housing Group.

These homes are part of the first phase of development which includes 100 homes, 6,000 sq ft of offices, and associated infrastructure improvements and is due for completion towards the end of 2012.

Visit www.stmodwenhomes.co.uk to register your interest. Alternatively, call **0844 243 4848** to speak with a St. Modwen Homes representative.



Recent photograph of Locking Parklands



Computer generated image of Locking Parklands

Plans progress on £50m Leisuredome



Computer generated image of the Leisuredome

Plans to develop a major extreme sports and recreational activity facility towards the northern end of Locking Parklands have been given the green light by North Somerset Council. This summer, Leisuredome (UK) was granted planning permission for the £50 million leisure facility which will, when complete, feature a 210 metre ski slope, an indoor climbing centre with a 40 metre wall, an indoor surfing centre and sky-diving facility.

People living and working in the surrounding community will be able to access fitness and meeting facilities at the Leisuredome, including a children's centre, BMX skateboard park and gymnasium. Locally, the Leisuredome is expected to generate more than 573 direct and 256 indirect jobs. Works are expected to start on site around the New Year with completion and opening of the facility planned for 2013.



Local primary school pupils get creative

Eco-friendly pupils from Hutton Church of England Primary School and Locking Primary School swapped their school books for hard hats this summer and embarked on an exciting site visit to Locking Parklands. Guided by St. Modwen representatives, the group of 27 pupils learnt about sustainability, eco-buildings and green development and visited three excavated ponds to learn how wildlife and natural habitats are protected.

The pupils were also taught about the importance of health and safety. They later returned to the classroom to draw safety posters to be displayed on new hoardings at the site, as part of a competition run by St. Modwen. Three pupils from each school were awarded first, second and third prizes for creating the best design and were given Toys 'R Us vouchers.



School pupils with safety posters

How is wildlife protected?

St. Modwen has carried out extensive surveys and investigations into the wildlife on site to ensure habitats are not disrupted during the construction process. To enhance existing wildlife environments, work is being carried out to develop three shallow ponds and a number of swales, whilst a 'dark corridor' is already in place to protect native bat habitats.

Why Health and Safety matters

The safety of neighbouring residents is important to St. Modwen. CCTV has been in operation 24hrs a day for some time and children have been recorded entering the site without permission, whilst break-ins have also taken place at Locking Chapel which is un-fit to access. St. Modwen would ask that everyone kindly respects closed site boundaries.

Thinking of our neighbours

St. Modwen has registered Locking Parklands with the official Considerate Constructors Scheme. During the development process, St. Modwen will make every effort to keep on / off site traffic movements and noise to a minimum to protect the well-being of the surrounding community. To be compliant with the scheme, a site must achieve an overall score of 24 points out of 40. St. Modwen was recently awarded 35.5 points (30.5 – 35.5 classed as a 'very good site') showing the company's commitment to considering its wider environment during the development process.



Apprentices told "You're hired!"



This summer, St. Modwen officially launched a new apprenticeship scheme with Weston College, which will see five students taking placements on site as part of the first phase of development. The first students, Ben Scoins, 18, from Locking Grove and Lewis Tooze, 19 of Milton have both started

apprenticeships in brickwork and carpentry, with further positions being filled throughout autumn into the New Year. Around 20 additional Weston College students will also gain work experience placements with St. Modwen or its subcontractors over the course of the next 12 months.



Ben Scoins



Lewis Tooze



David Ludlow, Project Manager for St. Modwen is responsible for overseeing all construction work at Locking Parklands. Contact **e: dludlow@stmodwen.co.uk** or **m: 07515 974 942**.

For site management issues, including road maintenance and landscaping, contact Janine Parker, St. Modwen via **e: jparker@stmodwen.co.uk** or **t: 01173 167 780**.

Here to listen

St. Modwen will be holding a drop-in session at the Locking Parklands site office on Tuesday, 22 November from 4.00 – 6.00pm. As valued members of the wider community, you're welcome to come along and discuss any construction related issues.

Keep updated

To receive this newsletter electronically, please email your name, email address (if different) and postal address to **outlook@stmodwenhomes.co.uk**



Homes & Communities Agency



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