



RESIDENTS' NEWSLETTER

• Edition 7 • Autumn 2021



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- Masterplan consultation

AN UPDATE FROM THE MANAGING DIRECTOR



The summer of 2021 has been a productive one here at Graven Hill. As a result, the skyline, street scene and amenities continue to evolve as the pictures in this newsletter demonstrate.

The recent months have seen Phase 1 coming to a close, works commence on the Pioneer Road Roundabout and plans for the next residential Phase well underway.

September saw the Housing Minister, Christopher Pincher MP, visit the site to see how self and custom building can deliver more choice to UK Housing. We took the opportunity to ask the Minister to consider the Golden Brick VAT process, push for the launch of the Help to Build fund that was announced earlier in the year by Government, and together with our Shareholder he officially opened the next phase of the development.

During September I held a Zoom meeting with the residents, answering



Managing director, Karen Curtin, gives residents an update on Graven Hill



30 of your questions and we hosted a series of consultation events to engage with all Stakeholders, including our residents, on our future vision, planning obligations and how the wider community can unfold. These allowed us to gain valuable feedback from residents and the outcomes are shown on page 9.

Due to the efforts of the former GHRA Chairman Philip Sore and GHVDC's Craig Knight, the development has a post box. I was also pleased to be able to open the playpark at Westacott Road with the GHRA newly appointed Chair, Karen Sims, where we were pleased to see younger residents enjoying the newly opened facilities.

I have also been in conversation with Karen on how we can work more collaboratively with the community and improve communications. I am hopeful that our review of our communication channels and action plan will deliver benefits to all parties.

We enjoyed a successful weekend at Build It Live at the beginning of October, supported by 2 of our residents who showcased their beautiful homes. We have, to date, reserved 79% of the newly released self-build plots and added to our pipeline.

As we enter the cooler months, the work on our ever-growing site continues to progress and we will be launching our next block of apartments to the market. We will keep you updated between newsletters with a monthly Activity Bulletin which will inform of construction, landscaping and planning matters.

And don't forget to sign up to our Brand Focus events taking place on 10th and 13th November using this link: <https://bit.ly/2ZM5iYV> and as always, please let me know if you have any topics to be included in future newsletters.

— Karen



Site Progress: See what's new

Ever-changing vistas



Self-build home under construction at The Crescent

New terraced homes under construction on Austin Way



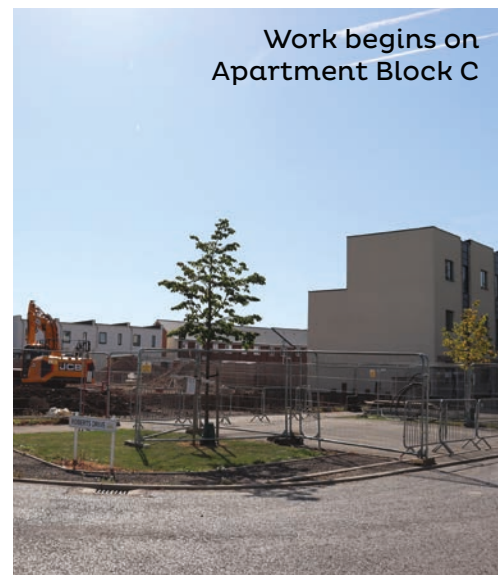
Westacott Road play area opens to the public



Post box installed outside Trinity House



Recycling bins installed at site entrance



Work begins on Apartment Block C

Site Progress: See what's new

Construction Update

During the last few months, further strides have been taken into phase two of the Graven Hill development with Careys commencing works to the junction between Pioneer Road and the A41 to improve access to the commercial land and neighbouring development.

GHVDC is liaising closely with our neighbours at the Ministry of Defence who use the Pioneer Road and there is not anticipated to be any disruption to Graven Hill residents. Traffic management measures agreed with Oxfordshire County Council Highways Department are in place for road users and pedestrians travelling along the A41.

Planning consent has been granted for the Western Spine Road; a key piece of infrastructure for the next residential phase at Graven Hill. Works are anticipated to start on the Western Spine Road in February 2022. Residents will be updated on any planning applications in future bulletins.



Activity bulletin

November and December will see work continue on the Pioneer Road Roundabout and preparations commence for residential phases 3a, 3b and 1c as shown on the Masterplan on page 8. Works will continue on the construction of Block C, the Aston and the Grove terraces and detached homes including the Ashbury, the Hethe and the Eaton.

A number of planning applications will be made in this period to support site progress including:

- Section 73 for Masterplan Changes outlined on pages 8 & 9
- Section 73 related to Deed of Variation
- 3a, 3b and 1c infrastructure - these are the new residential areas



Sewerage update

Following recent sewerage concerns, we would like to remind residents that Thames Water are responsible for the drainage on site and should be contacted directly. Upon handover, the site's pipework met Thames Water standards and inspections have determined that the most recent blockage was caused by a build up of unsuitable debris and litter.

We have asked self-builders and contractors to ensure that no contaminated waste is entering the sewers, and would like to take this opportunity to remind residents not to flush nappies or cleaning wipes down the toilet.

As ownership of the sewers has now been transferred to Thames Water, we request that residents report any future issues directly to Thames Water - for more information, please visit: <https://www.thameswater.co.uk/help/emergencies/blockages>. We would like to thank you all for your co-operation.

A successful weekend for Graven Hill at Build It Live!

On 2nd and 3rd October, Graven Hill revealed the beginning of its next phase at Build It Live Bicester, with the launch of 18 brand new self-build plots.

The event, held at Bicester Heritage, provided a weekend of workshops, demonstrations and home inspiration, offering prospective self-builders all the knowledge they might need to take on their dream project.

Graven Hill has an established partnership with the hosts, Build It. As part of our combined mission to educate prospective self-builders, we collaborated on the Build It Education House, which has been open on site since November 2019.

At the Graven Hill Zone at Build It Live, attendees were able to meet the team for one-to-one advice sessions, view plot availability, learn more about the site's innovative approach to planning permission, and hear from Graven Hill's very own self-builders. In addition, attendees were able to visit the 'outdoor cinema' and learn about the Graven Hill story and what the future holds for the development.

As well as giving visitors the chance to learn about the ins and outs of building their own home, Graven Hill also officially launched 18 new self-build plots for sale, giving those inspired by Build It Live the opportunity to get started on their self-build journey straight away. We are thrilled to share that 14 of these plots have now been fully reserved and we have built a pipeline for our self-build and custom products.



Gemma Davis, customer experience director at Graven Hill said: "This year's Build It Live was a great success, with our new self-build plots being extremely popular. In response to the interest received, we're thrilled to announce that we will be shortly launching a number of additional self-build plots.

"At Graven Hill, we believe that self and custom building holds huge potential for improving the housing market, ensuring everyone can live in a home that suits their needs. Our next phase will provide more people with the chance to create the home they've always wanted, and we look forward to welcoming a new set of design-led homeowners to the site."

Playpark open at Westacott Road

Graven Hill Village Development Company is pleased to announce that the play area at Westacott Road is now open to the public and can be used by children aged 6 and over.

We would like residents to note that whilst the play park is now open, the woodland area next to the park will remain closed until the relevant approvals are in place. We would like to thank you for your understanding in our commitment to upholding a safe environment for Graven Hill residents and the public to enjoy.



Women's Tour

Oxfordshire hosted the Grand Départ of the AJ Bell Women's Cycling Tour on Monday 4 October when Bicester and Banbury welcomed nearly 100 of the world's best riders for the start of the prestigious race. The Women's Tour began in Bicester's Market Square, before riders headed north to finish in Banbury. Well done to Graven Hill's own Susan Weston and Christine Adams (pictured) who took part in the Ride Out group!



Useful contacts

We are always keen to address any questions and concerns from residents. Please see below useful contacts if you require help or information on any of the following areas:

Customer Services
customerservices@gravenhill.co.uk

Sales
sales@gravenhill.co.uk

Marketing
abbie.warner@gravenhill.co.uk

We'd love to hear from you!

We are keen to spread the word about living at Graven Hill, in order to attract new residents to site and help our community grow.

If you are interested in sharing your story in a case study or testimonial (whether you're a self-builder or have purchased a custom or new build home), we would love to hear from you. Please contact abbie.warner@gravenhill.co.uk



Christine, Darren and Robert (pictured above) joined us at Build It Live to share their self-build stories with visitors to the event



Various homes on site have been recognised in recent industry awards:

UK Roofing Awards - awarded to Nigel Hayman Roofing for Lynn Pratt's Pangolin House featuring Dreadnought Tiles. Congratulations to all involved!
Build It Awards - Darren & Christine Adams are nominated for Best Brick Home and David Spafford is nominated for Best Off-Site Manufactured Home. Award winners to be announced on 26th November. Good luck everyone!

Keeping you connected

We are keen to keep all residents informed regarding events, incidents and issues occurring on site. If there are other members of your household who would like to receive a copy of our newsletter directly, they can sign up here: <http://bit.do/gh-residents> or view updates online at <https://www.gravenhill.co.uk/graven-hill-resident-updates/>. We are always open to new ideas on how to improve our communications and make them accessible to all, so please get in touch with abbie.warner@gravenhill.co.uk if you have any suggestions.

Refer-a-Friend and receive £500!

Do you know someone who is looking to move? Have they thought about building their own home or buying a new build home at Graven Hill? Tell them about Graven Hill and if they buy you'll both be £500 better off!

We appreciate every positive referral we receive. Each one shows that our purchasers are happy with Graven Hill and trust us enough to tell their friends and family about us.

As a thank you, we would like to offer £500 for every 'Refer-a-Friend' referral we receive who then goes on to exchange on their Self-Build plot or new build home with us. As a bonus, your refereee will receive £500 too!

Since its launch in 2018, we have had 22 referrals, resulting in 44 households benefitting from the incentive.

There's no limit to the number of friends you can refer, so feel free to tell as many people as you like. [Visit our website for more details.](#)

Do you have a friend who you'd like to join you at Graven Hill?

Tell them about us.

And get £500 each if they buy!*



Masterplan Consultation



Residents' Consultation Events

As Phase 1 of our Graven Hill Development continues to take shape, we've been reflecting on what has been achieved in this trailblazing community as we plan our next phase. There have been many achievements and some challenges along the way, which is to be expected when breaking new ground.

On 23rd and 25th September, Graven Hill Village Development Company held a series of consultations with its residents to engage you in our future vision, inform you of our latest thoughts and ideas on how the wider community can unfold, how the development can remain viable and to seek your ideas and opinions in the options we have still to create.

If you were unable to attend these events, please visit our Resident updates webpage (<https://www.gravenhill.co.uk/graven-hill-resident-updates/>) for a summary and video of the key areas discussed. This will be updated with any future developments, so be sure to check back for further updates. Thank you to everyone who attended and provided feedback.

An audience with the MD, Karen Curtin

In addition to the Consultation events, we held an Audience with MD Karen Curtin, alongside the Residents' Association on the evening of 29th September.

The Zoom event enabled residents to put forward their questions to Karen about all areas relating to the development of Graven Hill and share further feedback.

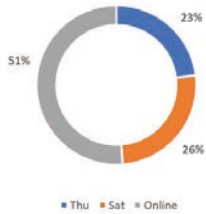
We hope this session provided some clarity and understanding with regards to our ongoing plans and we will be taking into account the feedback received.



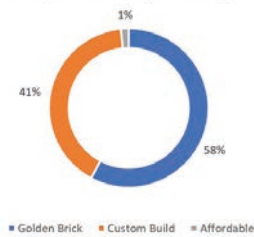
Across the 10 consultation sessions held in late September, 34 Graven Hill households attended. In total we had 78 feedback form responses (including online responses), representing 64 households – 16% of sales.

Response rate

Response Rate by Session

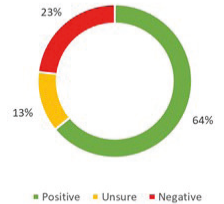
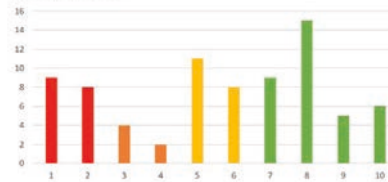


Response Rate by House Type



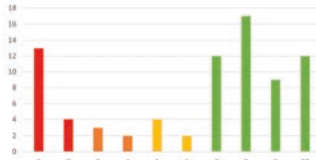
Masterplan feedback

Masterplan Score



Pub feedback

Pub Site Score



Majority in favour of new location as more commercially viable. Inclusion of pub garden seen as positive as well as reduced noise pollution.

Those against feel it has been removed from heart of development and will no longer be 'community' pub. Some residents believe location will be disruptive creating noise pollution and increased foot traffic outside their premises.

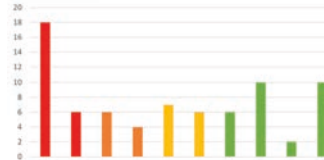
Pub Site Comments



	For	Against
Location	26	9
Commercial interest	1	0
Traffic concern	1	1
Parking	2	0
Major change	0	1

Extra Care feedback

Extra Care Score



Majority approve central location enabling access to facilities.

Some welcome facility but oppose central location preferring community centre or nursery at this site.

Height is major concern for those against, believing light and views will be blocked for residents on Tancred Grove, and concerns about parking provision.

Extra Care Comments



	For	Against
Prefer to be nursery site	1	0
Height	1	12
Provider concern	2	1
Location	3	5
Required	1	0
Design concern	1	0
Major change	0	2
Parking	0	1

Your feedback, our actions

Following the consultation with all stakeholders, GHVDC is committed to delivering its planning obligations and aspirations for this unique site. As a result of all feedback and board consultation, we will be making the following changes to the Masterplan:

Pub

Whilst we have marketed the current site for 5 years with no viable offer, we will look to market the pub at the site entrance (current E25 site) for a period of 12 months in order to get a viable proposition. The proposal benefits from additional parking, greater visibility and secures potential early opening of the Gateway park.

Nursery

GHVDC will move the nursery to the former pub site and use the residual land available to build 6 custom homes. Graven Hill will consider parking and drop-off concerns with the nursery operator as feedback highlighted in the consultation.

Extra Care Facility

To meet its planning obligations, GHVDC will extend the extra care facility to include community centre with land available to provide a 5 unit apartment block. The number of storeys is within the agreed planning height parameters, however, GHVDC will consider access and design to pick up neighbouring concerns.

Community Centre

GHVDC will move the community centre to the other side of the school and deliver in conjunction with sports pitches and a changing facility. We will pick up concerns relating to safety and how the different uses in this area might work together.

We will be submitting a new Masterplan via Section 73 planning application and the LPA will contact residents for feedback. We will continue our communication with residents and will keep you updated via our newsletters and bulletins.



Adrian Unitt provides an overview of the revised Masterplan (video available on the Resident Updates webpage)



An update from Graven Hill Residents' Association

The Graven Hill Residents' Association Events Group has taken the opportunity to take some space in the Graven Hill Village Development Company Newsletter, in order to promote some upcoming Community Events! More information will be made available by the Residents' Association via the Graven Hill Residents group on Facebook.

Remembrance Day

Sunday 14th November 2021 – Village Green 10:45am

We will embrace a moment of silence for those who have fallen serving our country and honour our veterans together.

Christmas

Thank you for your feedback on a recent Facebook Poll regarding the Winter Trail.

The GHRA Events Group are now re-grouping and will update about the exciting Christmas activities via the Graven Hill Residents' Facebook page.

Keep an eye open for news shortly!

Living Advent Calendar

Our Graven Hill Advent Calendar tradition continues. If you would like to participate please email:- gravenhillevents@gmail.com. The Residents' Association will then allocate you with a number and you can decorate as you like ready for the 1st December 2021.

