



Members Information

General Development/Maintenance and Open Spaces

Public Open Spaces Audit

- You will be aware that a group of residents undertook an exercise identifying defects and issues relating to the Open Spaces around the Village.
- It was considered that some of the defects and issues were caused due to CALA/Bovis not adhering to the Landscape Management Plan that was agreed as part of the Original Planning Permission given by Stratford District Council.
- This audit was given to CALA (as the lead developer) and Stratford District Council on 9th June 2026 for their consideration
- As of writing we are awaiting a response from both parties.

Community HUB/Retail Outlet and Land Adjacent to Airfield House

- We understand that CALA have come to an agreement where the original landowner is taking the build forward.
- Stratford District Council have indicated that Planning Permission to build the HUB and retail outlet have been granted.
- However, it seems the landowner has run into problems and that seems to be preventing any progression of this build.
- We have written to Stratford District Council seeking their position in respect of Planning Permissions granted, being enforced and s106 Obligations.
- CALA at this point seem to have little appetite to take back the land, however we are seeking clarification in respect of a 'take back' and 'backstop' clause.

Bovis Issues

There are 3 main issues we were seeking updates from Bovis:

General Landscaping & Maintenance

- We wrote to them on 1st July 2026
- We have now received this response

As reported at the Teams call on 9th June, we changed landscape maintenance contractor from Secland to Jack Moody on 8th June.

Jack Moody has been maintaining the open space since their appointment but not the highway verges due to our error for which we apologise. We have rectified that error and are working with our contractor to have the highway verges cut as soon as possible and before the next scheduled visit on 24th July.

*We would be grateful if you could keep us updated on what works are carried out

Farmer's Access

- We raised concerns that the Farmer was still using the access @ Casey Court and roads through the Village
- We have now received this response

Having undertaken a full review of the legal documents, we confirm the farmer has rights over Vistry's roads, with or without vehicles, including commercial and/or agricultural vehicles. Consequently, Vistry cannot lawfully prevent the farmer from using its estate roads. These rights pre-exist Vistry's acquisition of the land. The rights, however, do not extend to passing over the open space, therefore, we are able to close off the route being used at the end of Casey Court and will make the necessary arrangements to fence the boundary.

It appears the contractors are continuing with the installation of curb stones and pathways at the bottom of Casey Court and the farm land, but at the time of writing we did not witness any new fencing.

- * We look forward to this being completed. If you live close, please let us know when it has been done. Thank you.

Road Surfacing

- We asked what the position was in surfacing of Strickland Drive and adjacent roads:

As reported at the Teams call on 9th June, the pre-surfacing remedial works are presently being priced and it may be a few months before we can place an order. We anticipate being able to start the remedial works towards the end of this year with surfacing works being undertaken in spring 2027.

- *not ideal, but something at least

General Site Issues

- We would recommend that ALL general site issues are raised through the Residents Association via our e-mail address below:
- When sending your issue, please attach photographic evidence and a location – it helps to build a case with the respective developer
- However, if you choose to raise the issue yourself, please ensure the Residents Association is copied in – thank you.

- Thank you for the issues raised so far, we will look to pull something together on these in due course

Play Area / Kiosk / Fencing & Groundworks

- We had several enquiries regarding the removal of the Heras Fencing, when this to removed and the kiosk, car parking being open.
- It seems that Bovis and CALA have an interest in these works.
- Bovis responded -

Once all remedials from CALA side are complete, we can arrange for the Heras fencing to be removed.

For reference, on the Bovis side, the groundworkers have a programme of works to gravel footpath & the Public Open Space area to be complete by end of July.

- As of writing CALA have not given any update so we have gone back to them requesting this information.

Sports Pavilion & Allotments

- This has now been confirmed to commence on WC 21 September 2026, with a construction period of the pavilion, car park, allotments and associated parking and facilities to be 34 weeks. Therefore, completing 28 May 2026.
- The delay has unfortunately been due to issues with contractors and securing delivery timeframes.

Fernleigh Park Management Company

At some point, the village will be 'completed' and it is at that point CALA will hand over to the Management Company.

There are many questions that we have raised with CALA/Management Company, as an example:

- When is completion (as it stands now at 400+ homes or at 3000+ homes)
- Service Charges, will the number of homes impact the charge
- Who is paying for maintenance of the village now, how much is this costing
- Directors of the Management Company and the role of the Residents

Letter to the CEO of CALA Tom Nicholson & our MP Manuela Perteghella

- We have written to both, expressing our concerns as to the 'condition' the Village is in now in comparison to what we as householders bought into when we purchased our homes.

If you have any questions then please contact us via the e-mail address below.

Useful

E-mail	shackletonvillagera@outlook.com
Website	Home Shackleton Village Residents Association
Facebook	(3) Facebook