



KINGSGROVE
W A N T A G E

KINGSGROVE

Place Book

Bringing people together
to create a place to be proud of





KINGSGROVE

W A N T A G E

Kingsgrove gives new meaning to contemporary living in the country by introducing bespoke and beautifully designed homes that complement the surrounding, picturesque, rolling countryside of Wantage.

It will gradually evolve into a new settlement of 1,534 homes inspired by the locale. It will be a place with purpose, for living (not existing) and for enjoyment: a space that smiles. Welcome to **Kings**grove.

The vision

Welcome to Kingsgrove, a new community in Wantage providing 1,534 new homes, a neighbourhood centre, a primary school and significant areas of public open space in the form of local parks, playing fields, play areas and extensive areas of new woodland.



St. Modwen, master developer at Kingsgrove, is all about changing places and creating better futures. It seeks to improve and enhance with tangible and intangible benefits, turning spaces into places that benefit the people who work and live there.



This Place Book exists to give you a feel for your area; the landscape, the locale, the things to do and see, your community, as well useful facts and links.





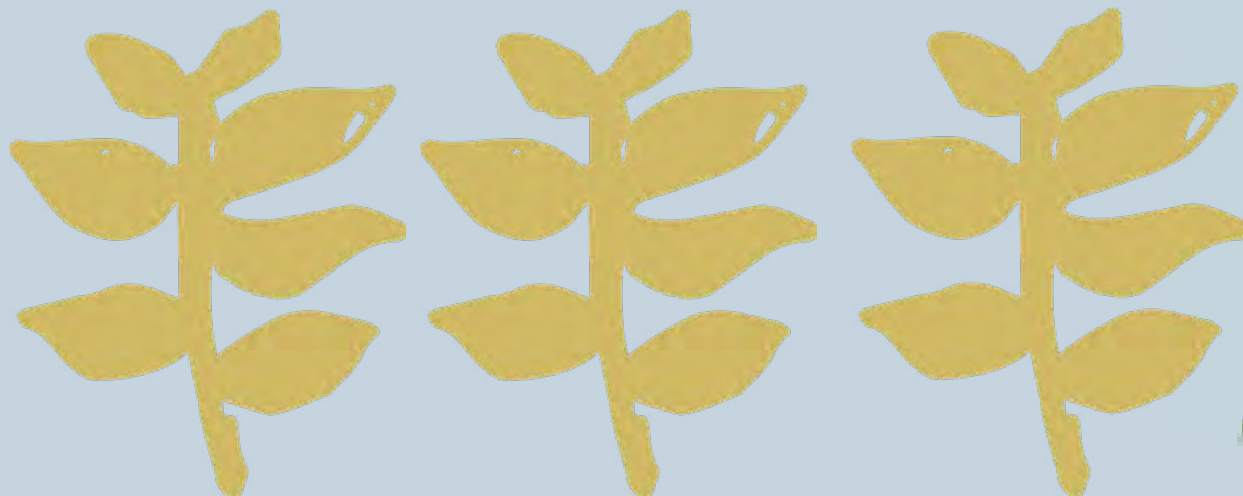
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The history

Kingsgrove was, as its name suggests, a King's Grove. King Alfred the Great, the founding father of England, was born in Wantage in 849. The local area was once home to an abundance of fruit trees growing fruit for King Alfred.

For many years, the land was called Kingsgrove Farm and in recent history the Kingsgrove site and its surrounds have been farmed by five generations of the Smith and Stone-Castle families. During World War Two evacuees and land girls were housed on the farm where sugar beet was grown, in times of sugar rationing. Today the surrounding farms produce rapeseed, wheat, barley and bean which is distributed around the world for use in bio fuels, food and drink products.



The area

Endless opportunities for exploration and discovery await in the North Wessex Downs, with its ancient landscapes, charming towns and villages, and historic landmarks.

Quintessentially British and steeped in history, the centre of Wantage is a vibrant hub for visitors, shoppers and businesses alike. A diverse mix of independent boutiques and high street names sit alongside welcoming places to relax, keep fit and get together with family or friends.

Part of the Science Vale Enterprise Zone, nearby Didcot offers plenty of retail opportunities and scenic parks, and for a more cosmopolitan feel you can enjoy a family day out shopping, sightseeing and spending quality time, with Oxford, Swindon and Reading only a short journey away.



The things to do



Kingsgrove is a suburban community that supports modern sustainable living. It's a place for people to relax, work and live. With numerous walking and cycling routes within the natural landscape of Wantage, Kingsgrove promotes the health and well-being of its community.

Playing fields

Kingsgrove will have its very own playing fields, and dedicated play areas, as well as the public square and sports pavillion.



The local centre

There is a temporary café on the public square, and the new local centre will include space for a café and other retail opportunities, as well as the community hub.



Community orchard & allotments

The allotments will be a place to get green-fingered and you can immerse yourself in nature at Kingsgrove's community orchard.

Walking

There are a number of Public Rights of Way that run through and surround Kingsgrove, providing leisurely walking routes or shorter ambles to Wantage town centre or northwards towards Grove.



Nature trails

St. Modwen will create dedicated Kingsgrove woodland walks, for nature to thrive and the community to enjoy.



Cycling

Cyclists can link into the National Cycle Network route 544 which links to Didcot and onwards towards Oxford to the north or Reading to the east.



Wider Wantage

There is a Town Market in Wantage Market Place on Wednesdays and Saturdays from 8.00am to 3.00pm whatever the weather and a Farmers Market every last Saturday of the month.

For a bit of culture there is the Beacon Centre, a venue for the local community, showing films, theatre, music, classes and more. The annual Wantage Literary Festival is a big calendar event for the town or year round there is Wantage Library for your literary needs.

If you want to find out more about King Alfred and local history, then the Vale and Downland Museum is a good starting point. It is also good source of information for other local attractions and has a cafe to meet with friends.

If the environment is your thing, then there are some great active groups in the area, most notably Sustainable Wantage. They have several projects that aim to boost local biodiversity, reduce food waste and to encourage recycling. They have a base in Wantage called The Mix on Mill Street and there are plenty of opportunities for you to get involved. Other projects that may be of interest are the

Letcombe Brook Project and Betjeman Millennium Park.

Wantage is not just built for adults. The Sweatbox Wantage is a youth club for young people in Wantage and Grove and there are several scouts and girl guiding groups.

There is a play park on Coates Close, and within a 10 minute walk you'll find yourself at The Chestnuts Play Area, or a slightly longer 30 minute walk or 5 minute drive you'll get to the Memorial Park & Play Area. You can find out more about the location of these parks and those in the surrounding are at www.freeparks.co.uk/town/wantage



The wildlife to see



Woodland animals

Trees and woods support a whole range of native and non-native animals, providing a stable habitat and food supplies; keep an eye out for badgers, bats and foxes!



Grassland critters

Kestrels and barn owls may be seen flying over grassland, because they are home to their favourite food. Small mammals such as field voles offer a tasty snack to these birds of prey. In the summer, butterflies and bees can be seen collecting nectar and you may even spot a skylark.



Local flora

Much of Kingsgrove was once arable land, and it is still surrounded by farmland that has nature in mind. Farmland inspires other flora to migrate towards it; look closer at the the bushy hedges and field margins and you'll find they're studded with wildflowers.



The landscape

The landscape is an important element of any home, not only for the character of Kingsgrove, but also to provide biodiversity, that benefits all of us.

St. Modwen will overall have planted 30 acres of new woodland, much of which can already be seen and enjoyed, crisscrossed by walks and dotted with exercise areas, alongside providing sports pitches, playing fields, a community orchard and allotments, all for you to enjoy.

The network of landscape spaces and corridors, woodland, parks and paths at Kingsgrove are fundamental to the community; St. Modwen's plans include tree seed sowing, woodland planting, and even planting wildflowers in a way that are intentionally wild to provide a natural environment for all species.

Swales and basins which collect rainwater to prevent flooding have been implemented and then planted with a variety of species in order to maximise biodiversity, generate character and allow the elements to function as green corridors linking other areas of open space. Grasses, wildflower mixes, wetland areas and small trees and shrubs are all hubs for the local wildlife.

We engage with local groups such as Wild Wantage to ensure that their expert knowledge of the area is exploited to create a sustainable, green home for those that choose to live here. We're dedicated to making sites sustainable for generations to come.



The Countryside Code

With more people enjoying the outdoors than ever before, and with the Woodland Walk open at Kingsgrove, why not remind yourself of [the Countryside Code](#) to help people enjoy the countryside in a safe and respectful way. Here's what you need to know:

Respect

- Make sure you keep to the footpaths to help protect crops and wildlife.
- Leave gates and property as you find them.
- Slow down or stop for horses, walkers and farm animals and give them plenty of room.
- Don't block gateways, driveways or paths with your vehicle.
- If you're on your bike, give way to walkers and horse-riders on bridleways.
- Keep away from machinery and farm animals.
- Although you might think you are being kind, feeding animals can cause them harm. Please do not feed livestock, horses or wild animals.

Protect

- Litter and leftover food not only spoil the beauty of the countryside but can be dangerous to wildlife and farm animals too. Please take your litter home.
- Fires can be as devastating to wildlife and habitats as they are to people and property. Be careful with naked flames and cigarettes, and make sure they're extinguished properly.
- Dog mess can be very harmful to farm animals. Be a responsible dog owner - bag it, take it, bin it.
- Keep your dog on a short lead around farm animals. The only time you should release your dog is if you're threatened or chased by cattle.
- Take care with BBQs and do not light fires. Only use BBQs where signs state they are allowed, and always make sure they are put out and disposed of responsibly.

Enjoy

British farmers are proud to enhance the British countryside. We can all do our bit to enjoy the countryside responsibly:

- Plan your adventure in plenty of time by referring to up-to-date maps or guidebooks, and be aware of the weather forecast.
- Make sure you give farm animals plenty of space as they can behave unpredictably.
- Be safe - let a friend or family member know where you're planning to go.
- Enjoy your visit - have fun and make memories!

REMEMBER TO LEAVE GATES AND PROPERTY AS YOU FIND THEM

NFU NFU CYMRU

DOG WASTE ISN'T JUST UNPLEASANT, IT CAN ALSO CAUSE ILLNESS IN FARM ANIMALS

BAG IT, TAKE IT, BIN IT.

NFU NFU CYMRU

LITTER CAN HARM THE ENVIRONMENT, WILDLIFE AND FARM ANIMALS

NFU NFU CYMRU

LEAVE NO TRACE, TAKE IT HOME

NFU NFU CYMRU

KEEP YOUR DOG ON A SHORT LEAD AROUND SHEEP

NFU NFU CYMRU

KEEP TO THE FOOTPATH

NFU NFU CYMRU

The community

HELLO FROM ANNE RICHARDSON

Hello from Anne Richardson. I am the Community Development Officer at the Vale of White Horse District Council. My focus is helping residents to improve community well-being, make the most of local community assets and celebrate achievements and successes in these growing neighbourhoods. I'll also be working with local organisations, the developers and the local town and parish councils.

I would love to hear what activities and projects are happening, and those you'd like support with to get up and running.

Please contact me if I can help in any way, either on my mobile, 07801 203572 or by emailing kingsgrovecommunity@southandvale.gov.uk



HELLO FROM YOUR COUNCILLORS

Kingsgrove forms part of the Wantage Charlton Ward of the Vale of White Horse District Council and of Wantage Town Council. It is also part of the much larger Oxfordshire County Council Division of Grove and Wantage. Contact details for all your Councillors can be found on the relevant website. Visit: wantagecouncil.gov.uk

Councillor Patrick O'Leary (right) welcomes you to Wantage: "I hope you find it as delightful and wonderful as I did when I arrived many years ago."

Councillor Andrew Crawford (left) says: "Over the coming years there will be considerable development and new amenities on the Kingsgrove estate which your Councillors will be involved in, so your views are vital to us."

WELCOME FROM WANTAGE COMMUNITY CHURCH

Wantage Community Church (WCC) is a church with a family atmosphere and a modern feel. We seek to be a community and to serve the communities we find ourselves in. Our vision starts with "a home for all" - a place where we feel welcome, comfortable, and relaxed. It's where each of us can start to discover new friends, worshipping God together and helping others. Our heartbeat is to be such a home for everyone.

Our regular activities include: Toddler Group providing a safe and stimulating play area for children and a warm and supportive atmosphere for parents and carers. Dads Out is a bit like a toddler group but with dads, a bouncy castle and bacon butties. And good coffee. We're also part of the Wantage and Grove Food Bank and Street Pastors along with many other great local Churches.



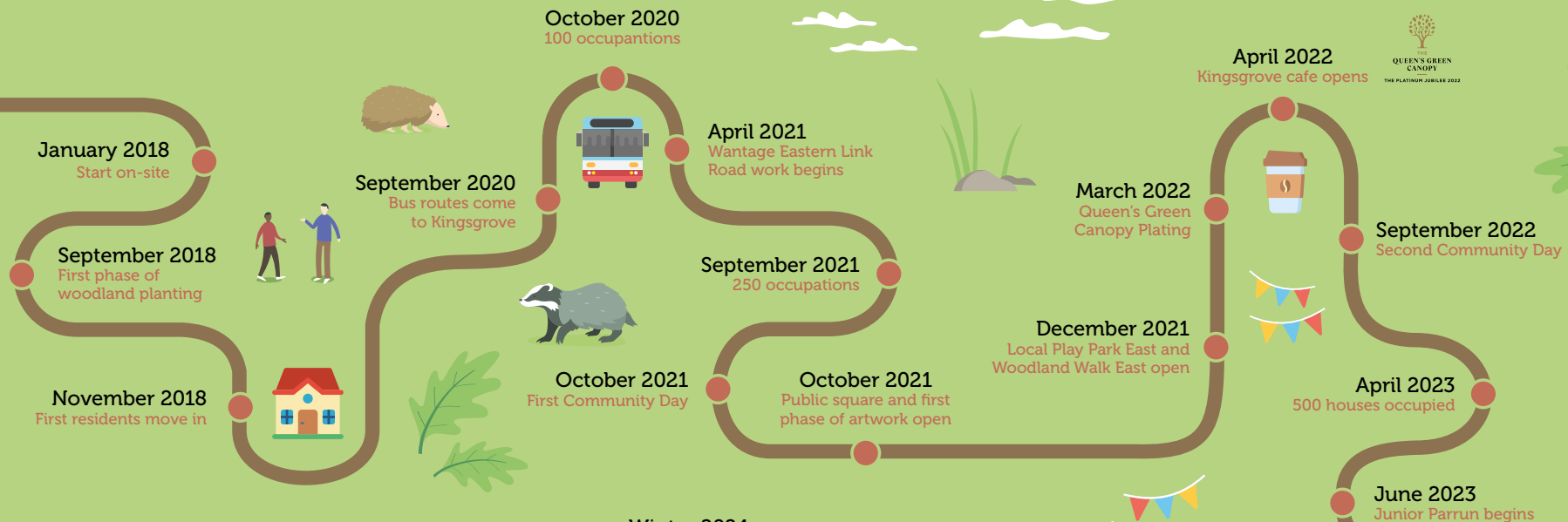
We meet at Wantage Primary Academy, Rutherford Road at 10.30am on Sundays with children and youth work happening as well. Visit our website www.wantagecc.org.uk to find out more or send an email to: hello@wantagecc.org.uk.

PAUL GANDER

Hello! I'm Paul Gander and along with my wife and three children, will be working for Wantage Community Church with a focus on Community Development. Our heart is to see a thriving community that makes Kingsgrove a wonderful place to live, to see that happen we want to hear from anyone who is passionate about their local community, who has been involved in initiatives or has a heart to help those around them. You can contact myself on paul@wantagecc.org.uk or ring 07812 136031

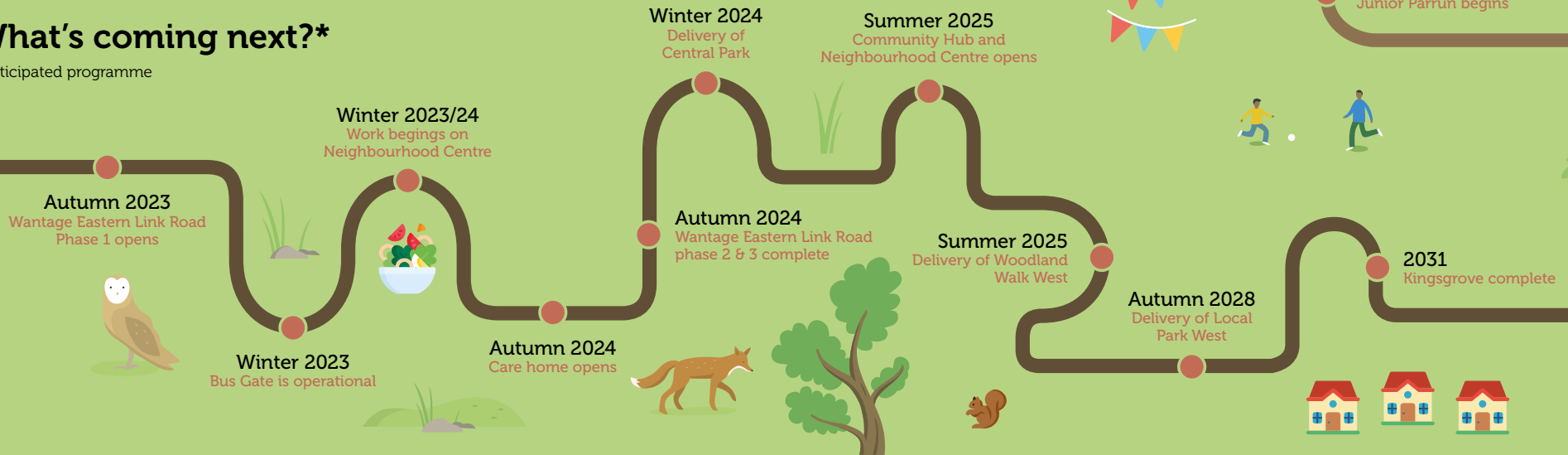


The story so far



What's coming next?*

*anticipated programme



Your community groups

Kingsgrove Estate Management Company Limited

When you purchased your property you became part of the Kingsgrove Estate Management Company, which was set up to manage amenities such as the 30 acres of new woodland, paths, play areas, community orchard and allotments – any areas that will not be adopted by the Council. At this stage, Directors of the Kingsgrove Estate Management Company are representatives from St. Modwen, however once the development is complete, the Directorships will be taken over by homeowners in Kingsgrove.

Resident Working Group

Now there are sufficient residents on site, we have established a Residents Working Group forum, to facilitate engagement between homeowners representing the

community, the managing partner and other local stakeholders. The purpose of this group will be to discuss the estate and its management as well as wider community issues. If you are passionate about Kingsgrove, have a strong sense of community and can spare some time, then please step forward to join the Residents Working Group forum by emailing: helpdesk@preim.co.uk and be the voice for your fellow residents, helping to shape the future of Kingsgrove.

Kingsgrove Community Collaboration Group

This group was created to ensure that various parties involved in the site are working in cohesion when it comes to community matters. The group has representatives from St Modwen, Preim, the Vale of White Horse District Council, Wantage Primary Academy, Wantage Community Church and other relevant bodies.

Meetings are quarterly or more often as needed. You can contact the group at: community@kingsgrovewantage.co.uk.

Kingsgrove Development Forum

The development forum meets every quarter and exists as a forum to discuss the progress of the development and any matters arising – particularly in relation to planning. It is attended by representatives of St Modwen, Vale of White Horse District Council Officers, Wantage Town Council, Oxfordshire County Council Officers, Councillors, Wantage and Grove Campaign Group, Oxfordshire Community Churches and HarBUG.

The Managing Agent: Preim

Preim is the appointed Managing Agent for Kingsgrove and specialises in the management of residential estates and garden villages across the UK. Preim passionately believes that property, estates and community amenities can be managed better, in a way that helps create sustainable communities and brings people together through common amenity ownership.



For Kingsgrove this means that Preim is responsible for maintaining the communal amenities transferred into the Kingsgrove Estate Management Company. Preim will undertake the management and administration of the management company on behalf of the Director, St. Modwen. This helps to ensure that the day-to-day responsibilities of running the management company are taken care of in the interests of all residents and homeowners across the development.



For your resident's login please click here www.preim.co.uk



Meet the team at Preim



Tom Tracy, the face of Preim at Kingsgrove



The Preim team is really looking forward to working with homeowners and residents at Kingsgrove; to help build a legacy of which we can all be proud. Preim's philosophy is a simple one: 'to be an excellent estate manager with good governance and excellent stewardship to work with customers who value what we do'.

Key to delivering great customer service day-to-day at Kingsgrove is the Customer Account Management team. Tom Tracy is the face of Preim at Kingsgrove and is regularly on site. To contact Tom and the team email: helpdesk@preim.co.uk. For much more detail on Preim people and what we do, visit: preim.co.uk/what-we-do

The primary school

Wantage Primary Academy, Kingsgrove's brand new primary school, opened its doors to its very first students in September 2020.

The school will ultimately accommodate 420 primary aged pupils and 26 nursery children, and is one of the key community facilities at Kingsgrove. The purpose-built school building contains a hall, studio, library, food technology room, dual aspect classrooms, as well as sports pitches, a playground, a multi-use games area and car parking,

Wantage Primary Academy serves the new families on the Kingsgrove development, as well as local families in Wantage, welcomed 2- 4 year-olds in the nursery as well as Reception, Year 1 and 2 children in September 2020. The school is currently able to take children in any of the designated year groups and currently accepts in year transfers from Nursery-Year 4, it will be increasing its capacity year on year until 2024 when the school will include all primary year groups from Nursery-Year 6.

The school has close links with the community and works closely with the Kingsgrove developers. The school is keen to continue these links and offer hire of some of its incredible facilities to community and sports' groups.

wantageprimaryacademy.org.uk



The Neighbourhood Centre

To build a true community, St. Modwen knows people need more than just housing. The Neighbourhood Centre at Kingsgrove will be a place to spend time with friends, family and neighbours. There will be a community hub, a central park, a day nursey, a convenience store and retail space, as well as football pitches, play areas and a skate park.

The new woodland walk and first playpark opened at the end of 2021, and work on the rest started in 2024.

To receive updates on the development sign up to the newsletter [here](#).



The travel plan

Walking

Walking is one of the most simple and reliable ways to get around. The village centre, bus stops, and other local shops can easily be reached within a short walk. See the table below for approximate journey times to key destinations by foot.

Destination	Approximate Travel Time* by Walking
Local Bus Stops	5-15 minutes
Wantage Community Hospital	15 minutes
Sainsbury's	20 minutes
Wantage Leisure Centre	25 minutes
Abingdon Arms Pub	15 minutes
Various local schools	Approximately 20 minutes

*taken from the centre of site

Walking makes you feel good and benefits your health. It has been proven that physically active kids tend to get better academic results, therefore we are investigating the opportunity to operate Walking Buses and Cycle Trains with the local schools, which will provide a safe, convenient and reliable method of going to school. For more Information on Walking such as routes and Journey planning visit www.walkit.com

Cycling

Cycling is one of the quickest ways to get around for short journeys and allows you to take shortcuts and avoid traffic. We are offering £50 sustainable vouchers which you can use towards buying a bicycle or cycle equipment for each household, just get in contact with your Travel Plan Co-ordinator and a voucher to spend at a local bike shop will be pedalling its way to you

Did you know?

- You can now plan cycle journeys at www.cyclestreets.net
- Ridgeway Cycles in Wantage Town centre offers various services to help with the upkeep of bicycles
- National Cycle Network route 544 is located to the south of Reading Road
- You can get to Didcot Parkway by bike, which provides various forms of cycle parking



Bus

Bus stops are found on Rutherford Road, Elder Way and Reading Road. These stops provide access to the X36 which routes between Wantage, Grove, Milton Park and Didcot. You can visit www.oxontime.com for timetables, route maps and fares. Kingsgrove are offering a pre-loaded 4-week South Oxfordshire Zone ticket on a key card worth £75, get in touch with your Travel Plan Co-ordinator.

The logo for route X36, featuring the word 'route' in a lowercase sans-serif font and 'X36' in a larger, bold, uppercase sans-serif font, both in white on a dark blue rounded rectangular background.

Car Sharing

It is easy to save money by car sharing for your commute, business, shopping or other trips. To find out more please visit www.liftshare.com/uk

Train

Didcot Parkway railway station is the closest station to Kingsgrove, and can be reached in approximately 45 minutes by bicycle depending on where in Kingsgrove you are. Didcot parkway benefits from cycle parking and storage. Oxford Railway Station not only benefits from 758 cycle spaces but also has PlusBike cycle hire available, whereby pre-booked bikes are delivered to the station for use.

Destination	Typical Journey Time
Didcot Parkway	
Reading	12 minutes
Bristol Temple Meads	1 hour
London Paddington	42 minutes
Cardiff Central	1 hour 15 minutes
Oxford Railway Station	
Banbury	17 minutes
London Paddington	1 hour
Birmingham New Street	1 hour 10 minutes

Community Transport

Oxfordshire benefits from a number of different community transport schemes, such as Dial-a-Ride and Patient Transport Services. The majority of these schemes are run as Good Neighbour schemes, supported by Volunteer Link Up, a minibus service which caters for residents who cannot use public transport services, such as elderly or disabled passengers.

Travel Surveys

In order to understand the evolving travel characteristics at Kingsgrove, annual travel surveys will be undertaken.

To discuss your personal travel needs, ask any questions or to register to join the resident Travel Forum for regular newsletters and updates – contact your Travel Plan Coordinator: kingsgrove@vectos.co.uk

The directory

Advice & support

Wantage Community Support Service
wantagecss@oxfordshire.gov.uk
Vale Community Impact
www.vci.org.uk
Wantage & Grove Food Bank
wantageandgrovefoodbank.org.uk
Age UK Oxfordshire
www.ageuk.org.uk/oxfordshire
The Mix Community Fridge
www.sustainablewantage.org.uk/?page_id=2201
Oxfordshire Mind
info@oxfordshiremind.org.uk
www.oxfordshiremind.org.uk

Business & networking

South and Vale Business Support:
www.svbs.co.uk
Wantage Chamber of Commerce:
wantagechamberofcommerce.co.uk
Wantage & District Business Breakfast Club
wantagebreakfast.co.uk
Love Wantage
lovewantage.uk

Community activities

Community Development Officer: Anne Richardson
kingsgrovecommunity@southandvale.gov.uk

Council tax

Vale of White Horse District Council
whitehorsedc.gov.uk

Education

Wantage Primary Academy on Kingsgrove
www.wantageprimaryacademy.org.uk
King Alfred's Academy (Secondary School)
www.kaacademy.org
Abingdon & Witney College
www.abingdon-witney.ac.uk

Environment

Sustainable Wantage
sustainablewantage.org.uk
Letcombe Brook Project
letcombebrook.org.uk

Faith

Wantage and Grove Church Partnership
www.wgcp.org.uk
Grove Free Evangelical Church
gfec.org.uk
Grove Methodist Church
www.wantab.org.uk/churches/grove.html
Grove Strict Baptist Chapel
www.groveparishchurch.org.uk
St. John Vianny, Catholic Parish
wantagecatholicparish.org
Wantage Methodist Church
www.wantagemethodist.org.uk
Wantage Parish
www.wantageparish.com
Vale Elim Church
valeelimchurch.org.uk
Wantage Baptist
wantagebaptist.org.uk
Wantage Christian Fellowship
www.wantagechristianfellowship.org.uk
Wantage Community Church
wantagecc.org.uk
Central Oxford Mosque Society
www.coms.org.uk
Oxford Jewish Synagogue
www.ojc-online.org
The Oxford Buddha Vihara
www.oxfordbuddhavihara.org.uk

Health

Newbury Street Practice
www.newburystreetpractice.co.uk
Church Street Practice
www.wantagechurchstreet.co.uk
Abingdon Community Hospital
www.oxfordhealth.nhs.uk/service_description/abingdon-community-hospital
John Radcliffe A&E
www.ouh.nhs.uk/hospitals/jr

Leisure

Wantage community website
www.wantage.com
Wantage Leisure Centre
better.org.uk/leisure-centre/vale-of-white-horse
The Beacon Centre
beaconwantage.co.uk
The Vale & Downlands Museum
valeanddownlandmuseum.org.uk
Cycling UK Wantage
cyclingukwantage.org.uk
Countryside Access Map
publicrightsofway.oxfordshire.gov.uk/Web/standardmap.aspx

Local governance

Wantage Town Council
wantagetowncouncil.gov.uk
Vale of White Horse District Council
www.whitehorsedc.gov.uk
Oxfordshire County Council
www.oxfordshire.gov.uk
David Johnston MP
david.johnston.mp@parliament.uk

Property queries

St Modwen Homes:
customerservicesouthwest@stmodwenhomes.co.uk
CALA Homes
customerserviceteamchiltern@cala.co.uk
Taylor Wimpey
thamesvalley-customer@bellway.co.uk
Bellway Homes:
greensands@Bellway.com

Public spaces

Managing Agent: Preim
helpdesk@preim.co.uk
Kingsgrove Junior Parkrun
kingsgrove woodlandjuniors@parkrun.com

Residents working group

St. Modwen
helpdesk@preim.co.uk
all-reps@kingsgrove-residents.co.uk

Travel

Travel plan co-ordinator:
kingsgrove@vectos.co.uk

Waste

To order your refuse bins contact
admin.vale@biffa.co.uk or call 03000 610 610.
Collection day is Tuesday.

Young people

The Sweatbox Youth Club
www.facebook.com/thesweatbox
OXME Information website
oxme.info
Girl Guiding
www.oxfordshiregirlguiding.org.uk
Scouts
www.kascouts.org.uk



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