

Bay View Development update



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.

Bay View in Northam

We are currently building the first phase of Bay View and have recently opened a new four bedroom Elm show home.

It is a beautiful development with spectacular far-reaching views over Bideford and Westward Ho!

Parts of the site are allocated for future school land and community centre land.

Quality Award for Bay View's site manager

Ollie Smart has been hailed as one of the best site managers in the UK and has won a prestigious NHBC Pride in the Job Quality Award for building homes of exceptional quality at Bay View.

He was assessed across six areas of site management including: consistency, attention to detail, technical expertise, leadership, interpretation of drawings and specifications, and health and safety.



Site activity

- A play park has been created and will be opened once a RoSPA inspection has taken place and it's been handed over to the management company, which we anticipate will be this spring.
- As part of the required highway improvements, a cycleway is currently being constructed on Buckleigh Road and what is known locally as Daddon Hill Lane to the south of the site. The cycleway is due to be opened later in summer 2024. Once this is completed, all construction traffic will access the site from Buckleigh Road, instead of Bay View Road.
- The sewers and storm drains in phase one are connected and have been inspected by South West Water. Section 104 agreements are in place and the adoption of drainage on site will take place when the site is more advanced and more occupations have taken place.
- Main services have been installed from plots 1-86 and 109-130. Main services to 87-108 are due to be installed this spring, in line with the current build programme.
- Footpaths have been topped to occupied areas (homes 130-124, 115 – 120, 1-32) and remaining footpaths will be topped in line with the last completions.
- There is an existing farm which currently sits vacant on parts of the site, which is due to be demolished this spring/summer.
- Phase one is expected to be completed in summer 2025.
- Work on phase two started in November 2023 and the second phase will include air source heat pumps.

Managing agent

The managing agent is Gateway and the management company is Bay View (Northam) Management Company Limited. You will receive additional communication from them directly.

Archaeology

Archaeological works on the school site are due to take place this spring/summer. All other areas of the site have been investigated and no further action is required.

Ecology

- Bird and bat boxes will be housed on the development to encourage habitat corridors.
- Wildflower meadow planting is also being added to the development.
- There will also be an orchard at the bottom of the site.



Services

The current service providers are:

- British Gas (gas) – phase one
- British Gas (electric) – phase one
- GTC (electric) – phase two
- South West Water (water) – phase one and two
- IWNL (water) – phase two
- Openreach and Grain (broadband) – phase one
- Openreach (broadband) – phase two

Development layout plan



Attenuation basins

Two attenuation basins have been constructed in phase one. They are designed to capture any excess surface water and release it to natural watercourses at a controlled rate.

How will the development benefit the local community?

As part of the development's first phase, Bovis Homes will be contributing to the local community by providing land for a new school; improved infrastructure works along Bay View Road; £7,800 will be available for library services; £25,740 for early years education; and £433,160 towards primary school education.

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. The above site plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.

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:

customerservice.devonsouthwest@vistry.co.uk