

DEVELOPMENT UPDATE

HALDON REACH, ALPHINGTON



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.

Overview

There will be 305 new homes on the development, which will provide:

- 128 affordable homes for rent or shared ownership
- 1 equipped area of play & seating areas
- Cycle and footpath links to surrounding areas
- Designated Community area
- Matford Brook Academy

Site Activity:

- Currently working on the remaining plots within phase 8b. Build stages ranging from foundations to finals.
- Phase 8C is now 65% complete.
- Trood lane entrance now open.
- Ellacott Rd junction to A379 closed due to works undertaken by Devon Highways.

Specific item:

- Works have started on phase 3 with 20 foundations in and superstructures are due to start immediately.



Timeline

- Phase 8b to be complete by Q2 2026.
- New show homes and Sales Office completed in October 2024.
- Opening date of playparks and larger area of POS Q4 2025.
- Final road surfacing works will be ongoing as construction work progresses through site.
- Work has commenced on the superstructures on phase 8C.
- Roadworks being completed by South West Highways along Trood Lane are now complete and operational.
- Works for phase 3 now commenced.
- Detailed planning submitted for phases 4, 5 & 6.

Footpath Diversion

Works have commenced Devon County to divert the footpath running along the A379 from Trood Lane to Ellacot Road. The diverted footpath will instead run up Trood Lane and along Ellacot Road. Bovis Homes have completed their works with Wills Brothers works still outstanding.

Trood Lane Junction

Please be aware that access is currently via Trood Lane. Drive carefully and remain mindful of construction traffic in the area. Thank you for your cooperation.

Ecology

- Bird and bat boxes to be fitted to new buildings.
- Clearance of any suitable bird nesting habitat (trees and scrub) to be undertaken outside of the bird nesting season.

Managing Agent

The managing Agent for Haldon Reach is Gateway Property Management (GPM). Key responsibilities include:

- Carry out maintenance and other related property services.
- Follow best industry practice signing a contract with and being accountable to company.
- Carrying out health & safety and fire risk assessments.
- Organising contracts (such as grounds maintenance).
- Handover of Phase 7 to GPM is complete. For future phases These will be handed to GPM 6 months from the final home completing

Services

- The initial billing of Gas and Electric will be through British Gas
- Your home has an Openreach line terminating in a network termination socket. You should contact your chosen landline / internet service provider for this to be activated. Virgin media is also available.
- Water billing mains water supply and sewerage, will be billed through South West Water.



This 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.

How will the development benefit the local community?

Haldon Reach will also support the local community by contributing towards:

- £90,000 plus towards Sustainable travel voucher
- £120,000 plus towards Health Facilities
- £600,000 plus towards Community Building area
- £25,000 plus toward Exe Estuary SPA
- Affordable homes
- Development as a whole to contribute £3,800,000 plus Chudleigh Road Link works
- Matford Brook Academy
- Equipped play area and public open space
- SANG (Suitable Alternative Natural Green Space)

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.

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:

Haldonreach.sales@bovishomes.co.uk