

# Haldon Reach, Alphington Development update



Issue 3 | Autumn 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.

## 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 area
- 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 3 is due to commence in Autumn 2024.
- Due to start superstructures on 8C in late Q4 2024.
- New sales arena now due to open in October 2024.

## Footpath diversion

An application has been submitted to Devon County Council 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. Further details of this will be issued individually to all residents within the local area once the application has been approved with DCC.

## Timeline

- Phase 8b to be complete by Q1 2025.
- New show homes and Sales Office due to be completed by mid-October 2024.
- Opening date of playparks and larger area of POS Q1 2025.
- Final road surfacing works will be ongoing as construction work progresses through site.
- Phase 3 is due to commence in Autumn 2024.
- Due to start superstructures on phase 8C in Q4 2024.
- Roadworks being completed by South West Highways along Trood Lane are ongoing.
- Temporary arrangements for the Matford Brook Academy and it's Impact on traffic have been arranged including a Temporary Parking/Drop-Off zone that we are assisting the Department of education and the school to progress. Due to open in September 2024.

## 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.

## Specific items –

- Works on the retaining wall to the rear of 8C have now commenced.
- New sales arena due to open October 2024. Including a new Sales office and 2 new show homes.

## 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.



## 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 on Phase 8
- Water billing mains water supply and sewerage, will be billed through South West Water.

# Haldon Reach

Exeter

- 1 & 2 bedroom home
  - Trood House
  - The Willow
- 2 bedroom home
  - The Hawthorn
  - The Buckthorn
  - Matford House
  - Haldon Reach
- 3 bedroom home
  - The Hazel
  - The Spruce
  - The Cypress
  - The Beech
  - The Poplar
- 4 bedroom home
  - The Willow
- Pre-sold homes
  - 2 bedroom homes
  - 2 & 3 bedroom homes
  - 3 bedroom homes
  - 4 bedroom homes
- leap local equipped area of play
- cs cycle store
- bs bin store



## 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
- Development as a whole to contribute £3,800,000 plus Chudleigh Road Link works
- Affordable Homes
- 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](mailto:haldonreach.sales@bovishomes.co.uk)

