

Pebble Beach Development update



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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.

Pebble Beach in Seaton

The third and last phase of the development is currently being delivered.



Managing agent

The managing agent is FirstPort and the management company is Pebble Beach (Seaton) Management Company Limited.

You will receive additional communication from them directly.



Services

The current service providers are:

- EON (gas and electric)
- South West Water (water)
- BT Openreach (broadband)

Site activity

- The construction site is currently closed due to a delay with the diversion works on South West Water's pipes, located in the eastern area of the development. Once the diversion is completed, we will be able to progress with the construction of the final phase – we hope to re-start works by the end of the autumn 2024.
- Streetlights are being installed in line with the build programme, as homes are occupied.
- An investigation of the drainage system has taken place, which is currently being reviewed by South West Water, and some works will then take place ahead of adoption.
- The final surfacing of roads in phase three will take place following the final inspection of the adoptable sewers, in readiness for roads to progress towards adoption.

Boardwalk

As part of the development, the public open space in the northern area incorporated a timber boardwalk, which has been opposed by the majority of residents. We believe that we have a duty to support the views and concerns of the residents and as a result, we approached the local authority to formalise the planning conditions to support the omission of this boardwalk. New drawings have been submitted and we are awaiting feedback from the local authority.

Play parks

- The Marshes play area, sited in the square off Shearwater Way, will facilitate play for children aged 1-12 years. Work is due to begin in early 2025.
- The Seaside play garden, located off Turnstone Avenue, will facilitate play for children aged 3-12 years. The area is currently occupied by the site compound, which will remain in place until the completion of the homes.



Drainage

The development benefits from surface water drainage channels: one from within the residential/hotel part of the scheme to the south that flows around the eastern boundary, and another that flows along the western and northern boundary. These channels accept surface water flows from the development's drainage and all water flows towards the northeastern corner, where a flow control structure regulates flow out towards the receiving watercourse – the River Axe.

The wider channels along the northern and eastern channels also form a water attenuation facility, which may also back up into the smaller channels. The attenuation is designed to store surface water while there are tide lock situations, this is where high tide prevents an outflow to the river. It also includes capacity allowances for future predicted climate changes; it was designed with wider considerations in mind and the Environment Agency was fully consulted during the planning permission approval process.

The landscaping proposals for the wider channel include wildflower grassland seeding, wetland planting, shrub and tree planting, and the creation of deeper areas that would pool with water. This will significantly increase the overall biodiversity value of the site and provide additional nesting and foraging habitat for a range of birds, mammals, and invertebrates.

Development layout plan

2 bedroom home	3 bedroom home	The Sheringham	4 bedroom home	● bollard
The Arnold	The Southwold	The Salisbury II	The Buxton	bcp bin collection point
The Amberley	The Epsom		The Canterbury	v visitor space
	The Beer			



How will the development benefit the local community?

Pebble Beach will contribute over £1.6 million to the local community towards: healthcare, football pitch, town centre management, traffic regulation, primary education, secondary education, the bus service and public art.

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

