

Blackmore Meadows Development update



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Keeping you updated

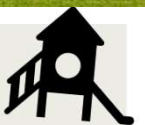
We wanted to provide you with an update on Blackmore Meadows and what you can expect from us as the development nears completion.

Blackmore Meadows in Stalbridge

Blackmore Meadows features 120 new homes, a play area, green open space, an attenuation pond planted with wildflowers, and a circular path for cycling and walking – with connections to the existing public network.

The development is due to be completed by spring 2025.

Play park completed



The play park has been completed and is now open for the community to enjoy.



The current service providers:

- British Gas (gas and electric)
- Wessex Water (water)
- Open Fibre Networks (broadband)

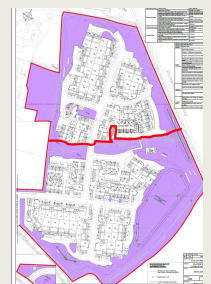
Site activity

- The final homes are now for sale as the development nears completion.
- Adoption works are due to start by the end of the year.
- We are undertaking some final remedial works to the public open space and then it will be handed over to the management company.
- A footpath has been constructed to provide access from the development to the woodland.
- The services have been completed.
- Streetlights have been installed and some lighting will need to be relocated as part of the adoption process, which is due to start by the end of the year.
- Section 104 agreements are in place for the sewers and the adoption process is in progress.
- Adoption works to the roads and footpaths will be completed road by road, including any block paving, and residents will be contacted before the works start.



Managing agent

The managing agent is Gateway and the management company is Blackmore Meadow (Stalbridge) Management Company Limited. The lower half of the development (under the red line) was completed and handed over in October 2023.



Ecology

- Bird and bat boxes are housed on the development to encourage habitat corridors.
- In the open space area, the following has been planted: 7,264 shrubs, 181 trees, 16,252m² of seeding grass (including the wildflower areas) and 1,600 bulbs.



Development layout plan



Attenuation basin

An attenuation basin has been created, which is designed to capture any excess surface water and release it to a watercourse to the east of the site at a controlled rate.

How will the development benefit the local community?

Blackmore Meadows will contribute over £1.32 million to the local community towards: the railway, allotments, healthcare, leisure facilities, library services, local nature reserve, pedestrian cycle connections, play facilities, pre-school education, primary education, secondary education 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