

Harrington Park, Exeter

Development update

Issue 1 | Spring 2024

Linden
HOMES



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 380 new homes on the development, which will provide:

- 65 affordable homes for rent or shared ownership
- 2 equipped areas of play
- Attenuation basin and separate pond
- Public open space linked with cycle and foot paths
- A new community centre and retail unit

Site activity

List current progress

- Currently working remaining plots within phases 2 – 4, of which 92 plots in build made up of 20 houses & 72 flats.
- New show home being fitted out due to open April 2024.

Specific items

- 100% of services have been laid within Phases 1 – 4
- All drainage within phases 1 – 4 complete including attenuation basins.

Timeline



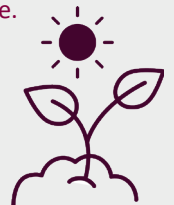
Important dates:

- Phases 1 – 4 (plots 1 – 255) due to be complete Q1 2025
- New show home opening April 2024.
- Small play park opening May 2024
- Phases 5 & 6 (plots 256 – 380) due to start Q3 2024
- Roads within phases 1 – 2 to receive final surfacing Q2 2024



Ecology

- Bird and bat boxes to be fitted to new buildings; the equivalent of one bird or bat box per three nesting season (i.e. between October and February inclusive) residential units.
- Native woodland and scrub planting has been planted on the re-vegetated northern slope of the quarry
- The SUDS pond has been created to the south-east of the site. This has been planted with a mix of native pond planting and wetland meadow planting.
- Clearance of any suitable bird nesting habitat (trees and scrub) to be undertaken outside of the bird



Managing Agent –

The managing Agent for Harrington Park is **Firstport**. Key responsibilities include:

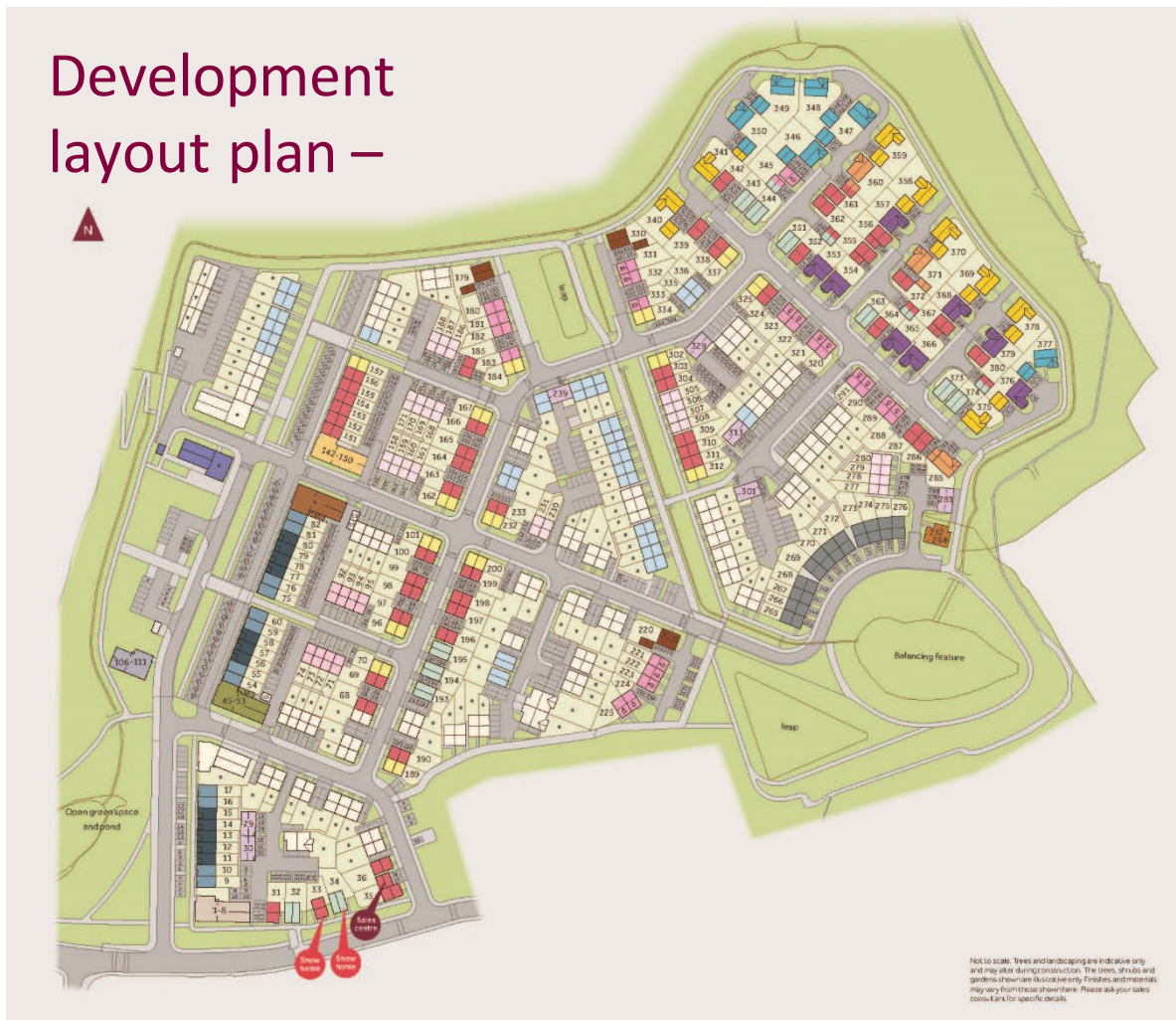
- Development inspections on a regular cycle
- Providing proactive development updates to customers
- Inspection of repair matters prior to action where required
- Liaison with developers concerning defects in the common parts
- Sourcing specialist contractors
- *The development will be handed to **Firstport** 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
- Water billing mains water supply and sewerage, will be billed through South West Water.

Development layout plan –

Harrington Park Pinhoe Development layout



How will the development benefit the local community?

Harrington Park will also support the local community by contributing over £1,665,960 towards:

- £380,000 plus index-linked increase Local Education contribution
- £222,050 plus index-linked increase Local Transport contribution
- £53,210 plus index-linked increase Local Car Club contribution
- 204,100 plus index-linked increase Sustainable Transport contribution
- £806,600 plus index-linked increase Exhibition Way Link contribution

We will also be providing:

- Affordable Homes
- A community centre
- Retail unit
- Public open space with two equipped play area

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:

harringtonpark.sales@lindenhomes.co.uk

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