

Matford Brook Development update

Issue 1 | Spring 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.

Matford Brook in Alphington

We will be creating parcels 9-16b at the development (please see the above site plan), which will include: new homes, an orchard, play parks and photovoltaic panels on all homes.

Managing agent

The managing agent is Gateway and the management company is Haldon Reach (Alphington) Management Company Limited.

You will receive additional communication from them directly.

Services

The current service providers are:

- British Gas (gas)
- British Gas (electric)
- IWNL (water)
- Virgin Media (broadband)

Drainage

The development has four attenuation basins, which are designed to capture any excess surface water and release it to the diverted Matford Valley. The basins are connected to the stream via culverts, pipes and swales, which help to filter the water before entering the downstream river and stream network.

Site activity



- The first homes are due to be completed in autumn.
- Show homes 102 and 103 are expected to open this autumn.
- Streetlights will be connected in line with the build programme, as the homes are completed.
- Work to Barrow Gardens is underway, and it's anticipated that it will be open in autumn – as well as three other play parks.
- The roads in each parcel will be surfaced and finished following the final inspection of the adoptable sewers, in readiness for the roads to progress towards adoptions. The roads and footpaths will be completed and offered for adoption to Devon County Council upon the completion of the last home in each parcel.
- Major junction works along Chudleigh Road are taking place this summer and will complete the entrance to parcels 15 and 16a towards the end of the year.
- Construction works to the new Chudleigh link road are anticipated to start in autumn and are due to be completed in 2025. The public right of way connecting Chudleigh Road with Dawlish Road is due to remain closed until 11th September 2024.
- The cycle/pedestrian link connecting to Trood Lane and the new bus stop on A379 is expected to be completed in 2025.



Development layout plan for current phase



Ecology



- There are a number of existing hedgerows on the development which are protected.
- Tree planting will be undertaken in the winter planting season following the completion of that part of the development.
- Hedgehog highways are being created to enable hedgehogs to roam freely to find food, mates and shelter.
- Bird and bat boxes will be housed on the development to encourage habitat corridors.



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

Linden
HOMES