

Mill Brook Green 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.

Mill Brook Green in Axminster

The development will feature 139 homes and public open space, plus 12 allotments on the southeast of the development – with the aim to provide an area for residents to grow vegetables. There will also be employment space with parking and landscaping (access will be completed after the homes and it will be transferred to the local authority).

Each household will receive a local travel pack, which is due to be circulated this summer, and this includes bus and cycle vouchers to promote sustainable travel.

Managing agent

The managing agent is Gateway and the management company is Cloakham Lawns (Axminster) Management Company Limited.

You will receive additional communication from them directly.

Services

The current service providers are:

- British Gas or EON (gas)
- EON (electric)
- South West Water (water)
- BT (broadband)



Site activity



- The attenuation basin, which is designed to capture any excess surface water and release it to natural watercourses at a controlled rate, has been completed.
- A new fence is being installed for security and safety adjacent to the area currently under construction.
- The sewers have been technically approved and an agreement with South West Water is in place. Works are ongoing to install the drainage on site.
- The public open space area to the south of the development has been completed and once East Devon District Council has undertaken an inspection and provided the 'certificate of satisfaction' it will be offered to the sports association, as suggested by East Devon District Council.
- The verges running parallel to the carriageway in Petre Street are due to be adopted by the local highway authority. The remedial works are expected to be completed towards the end of the year and residents will be consulted in advance.
- Works on A358 – Chard Road – to access the development have been completed. A Road Safety Audit has been carried out and minor remedial works are due to be carried out by autumn.
- The final surfacing of roads will take place following the final inspection of the adoptable sewers, and kerbs will be remediated in line with the roads being completed.
- Streetlighting and broadband will be completed as residents move in.

Ecology

There are a number of existing hedges on the site boundary that will be retained.



Development layout plan



Mill Brook Green will support the local community by contributing over £1.297 million towards:

- Primary education
- Secondary education
- Offsite playing field contribution
- Football club contribution
- Public open space
- Bus and cycle vouchers
- 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

Linden
HOMES