

Perrybrook

Development update

Issue 1 | Spring 2024



Keeping you updated

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

Perrybrook in Brockworth

Linden Homes is creating the development in joint venture with Sovereign.

As well as 225 new homes, the development will provide a play park, attenuation basin and areas of public open space.

Services

The current service providers are:

- Water: ICOSA and Severn Trent
- Electric: British Gas
- Gas: British Gas
- Broadband: BT Openreach (please note this is the only provider available at the development)

Managing agent

Greenbelt is the managing agent for the development and the management company is called Linden Sovereign Brockworth LLP.

The first phase is due to be handed over to the managing agent this summer and the handover of phase two is expected to take place in spring 2025.

You will receive additional communication from them directly to learn more about this process.

Site activity



- Broadband has been connected.
- The streetlights are due to be connected this spring.
- Kerbs have been completed.
- Speed bumps are in place on Perrybrook Road.
- Footpaths in phase two have been topped.
- The play area has been prepared and seeded, and the play park is almost finished. It will be handed over to the management company once final works have taken place.
- There is an attenuation basin on site, which is designed to capture any excess surface water and release it to a watercourse at a controlled rate. There are still some soft landscaping works to complete around the perimeter.
- The public open space areas around the attenuation basin (ie the dog walking track) have been open since the end of 2023.
- Timber fencing has been installed adjacent to the neighbouring business park, and along the northern boundary.
- All roads have now been constructed. Many roads have already been topped and the last phase should be completed by the end of the year.

Ecology

- Bird and bat boxes are being installed to encourage foraging and habitat.
- Trees along Southern Brook have a tree preservation order and have been protected.
- Hedgerows have been retained throughout the development and there will be enhanced landscaping in the open space areas



Development layout plan



Perrybrook will be supporting the local community by contributing over £4.85 million towards:

- Education
- Residential Travel Plan
- Signage
- Recycling
- Dog waste bins

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.bristol@vistry.co.uk

Linden
HOMES