

# Harrington Park

## Development update

Issue 6 | Summer 2025

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 and 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:*

- *Phase 1-4 are now complete with landscaping to be complete by Summer 2025.*
- *Road's surfacing to be complete by September 2025.*
- *New Sales Cabin now open.*
- *Ground works has commenced on phases 5 & 6 with first completions due in December.*

# Timeline

- *Phases 1 – 4 (plots 1 – 255) now competed.*
- *Final works to be completed on the Small play park in Summer 2025*
- *Phases 5 & 6 (plots 256 – 380) works have commenced.*
- *Works still ongoing for the roads within phases 1 – 2 to receive final surfacing. The footpaths have been topped with a phased approach to complete the area.*

# Managing Agent

The managing Agent for Harrington Park is Wilkinson Grant & Co. Block and Estate Management.

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 Wilkinson Grant & Co. 6 months from the final home completing.
- Phase 1-4 handed to Wilkinson Grant & Co. as of July

# Ecology

- Bird and bat boxes to be fitted to new buildings; the equivalent of one bird or bat box per three nesting season (ie. Between October and February inclusive).
- Native woodland and scrub planting has been planted on the re-vegetated northern slope of the quarry.
- The SUDS pod 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 nesting season.



# Services

- The initial billing of Gas and Electric will be through British Gas.
- Your home has an OFNL 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 and sewerage will be billed through South West Water.

# Harrington Park Pinhoe

Development layout



- 5 bedroom home**
    - The Colcutt
    - The Lutyns
  - 4 bedroom home**
    - The Aldridge
    - The Cottingham
    - The Grainger
    - The Kemphorne
    - The Mylne
    - The Crescent
    - The Spring
  - 3 bedroom home**
    - The Elmslie
    - The Becket
    - The Summer
  - 2 bedroom home**
    - Sandstone House
    - The Cortwright
    - The Ashbee
  - 2 bedroom apartment**
    - Limestone Mews
  - 1 and 2 bedroom apartment**
    - Granite House
    - Marble House
    - Quartz House
  - Affordable housing
  - Shared ownership housing
- CS cycle lane    BS bus lane  
Map not to scale area of plot    V visitor car parking

## 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 to Local Car Club contribution
- £204,100 plus index-linked increase Sustainable Transport contribution
- £806,600 plus index-linked increase Exhibition Way Link contribution
- Affordable homes
- A community centre
- Retail unit
- Public open space with two equipped play areas

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

# Linden HOMES

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