Pebble Beach

Development update

Issue 1 | November 2025





Keeping You Updated

We are delighted to introduce the first edition of the Pebble Beach newsletter.

Following a recent meeting between Peter Sadler, Managing Director of Vistry South West, and Richard Foord MP, it was agreed that a regular newsletter would be an effective way to keep residents informed about progress on the development.

During their constructive discussion, several areas of the site were visited to review ongoing works and explore the complexities of the groundworks. This newsletter, issued bi-monthly, is part of our shared commitment to improving communication and providing timely updates to all Pebble Beach residents.

Overview

- Site activity
- Management update
- Play parks
- Drainage remedials & road surfacing
- Completion strategy



Issue 1 | November 2025 bovishomes.co.uk

Site Activity

It was recently discovered that the newly constructed boundary feature separating our development from the neighbouring Seaton Quay development has been incorrectly positioned by Seaton Quay. We are currently close to reaching a resolution with them.

Additionally, we have identified that the South West Water rising main, which was recently diverted and crosses our site, has also been misplaced. The rising main will need to be repositioned again; however, the boundary discrepancy has prevented us from proceeding with this work.

Earlier this year, we completed the penultimate phase of earthworks, and material surcharging is now underway. This phase enabled the relocation of a large stockpile of material, freeing up the next dozen plots for development. Unfortunately, the final bank position on the eastern flank could not be achieved due to the misplacement of the rising main.

The final phase of earthworks and surcharging will commence once the boundary and rising main have been correctly relocated.

Drainage remedial works in Phase 1 began over the summer. Our initial focus was to complete the works surrounding the square and prepare the area for the installation of the play area. Drainage remedial works will continue once this area is complete.

Managing Agent

Since 2nd February 2025 the development was removed from FirstPort and the intention was that the development would be managed by Trinity as advised in the letter issued by FirstPort.

Vistry has been managing the site since FirstPort's dismissal and no service charges has been collected since then. We are aware letters of intent to take legal actions has been issued by FirstPort, and we have asked them to withhold these and stop, whilst we investigate all the accounts and services provided.

We have made the decision to re-start your development and re-tender with 3 agents to ensure you are getting the best service, fees and feel more confident in how the development is managed. We welcome a few residents to partake in this exercise in tendering, and once all 3 budgets are ready then these will be reviewed and decided on. We will also supply a Management Agreement to ensure the Agent is tied in to a higher standard and to ensure you are protected.

In terms of the accounts from FirstPort, these have been reviewed and discussed directly with FirstPort, and we are working on a solution to restart your accounts.

FirstPort has confirmed the Management company account is closed.

Play Parks

Work is currently in progress on the Marshes play area, situated in the square off Shearwater Way. Our expected completion for this play area is by the end of this year.

The second play is currently occupied by our site compound, which consequently will not be delivered until the site is nearing completion.







Issue 1 | November 2025 bovishomes.co.uk

Drainage

In preparation for installing the final road surfaces, the adoptable drainage beneath the roads was inspected via CCTV surveys. These inspections revealed an unusually high number of defects that must be resolved before the sewers can be adopted.

Extensive investigations have taken place in collaboration with South West Water and our groundwork contractor to fully understand the causes of these defects and determine how best to remediate them. This process has unfortunately delayed our ability to surface the roads.

We are still working through the full scope of remedial works, as further survey work and review by South West Water is still required. However, we now have a confirmed scope of works for Phase 1, and remedial works began over the summer.

Regrettably, the nature of these works is complex, time-consuming, and disruptive. To manage this effectively, we have adopted a phased approach, breaking the site into smaller sections. This allows us to complete drainage remedial works and then surface the roads within each section sequentially.

Our completion strategy is outlined below, with indicative dates for each section. Please note that these timescales are subject to change due to the complexity of the works, weather sensitivity, the evolving scope (as further surveys and reviews are completed) and the uniqueness of each defect, often requiring excavation within the roads around other drains and services.

We apologise for any inconvenience this may cause and appreciate your patience. We will continue to do everything we can to minimise disruption, but these works are essential to ensure the sewers are ready for future adoption.

Completion Strategy



Issue 1 | November 2025 bovishomes.co.uk

Completion Strategy cont...

Area / Milestone	Description	Estimated Completion
LAP 1 Play area (Phase 1 Square)	Completion	Winter 2025
Section 1 drain remedials & surfacing	Drain remedials & surfacing complete	Spring 2026
Section 2 drain remedials & surfacing	Drain remedials & surfacing complete	Spring 2026
Section 3 drain remedials & surfacing	Drain remedials & surfacing complete	Autumn 2026
Section 4 drain remedials & surfacing	Drain remedials & surfacing complete	Spring 2027
Section 5 drain remedials & surfacing	Drain remedials & surfacing complete	Summer 2027
Section 6 drain remedials & surfacing	Drain remedials & surfacing complete	Autumn 2027
Section 7 drain remedials & surfacing	Drain remedials & surfacing complete	Winter 2028
Section 8 drain remedials & surfacing	Drain remedials & surfacing complete	Autumn 2028
LAP 2 Play area (Site compound)	Completion	Summer 2028

Next Update

Our next update will follow in January 2026

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.

