

Pebble Beach Development update



Issue 3 | April 2026



Keeping you updated

We are pleased to share the third edition of the Pebble Beach Newsletter.

This edition provides a progress update on the boundary and sewer rising main issues outlined in our first edition, alongside an overview of our plans to return to site to construct the next phase of homes. We also include updates on the current status of drainage remedial works and developments regarding the Management Company.

In addition, we have received reports of issues relating to the water supply, which we are currently investigating.

Our next meeting with Richard Foorde MP is scheduled to take place on 28th April and we will continue to keep residents informed following this discussion.

Overview

- Site activity
- Drop in Sessions
- Drainage remedials
- Clean water supply



Site Activity

You will no doubt have noticed that we have re-commenced construction on the next phase of the development. The first homes are due for completion Winter 2026, and our Sales team are preparing to re-launch at the end of May. Not all remaining homes are currently accessible for construction due to the ongoing surcharging works and the need to complete an additional phase of surcharging, which has been delayed as a result of the boundary and rising main misalignments.

Since our previous update in January, we are pleased to report that the misplaced boundary feature on the eastern side of the site has now been fully corrected to the agreed position. Completion of the boundary feature now enables us to proceed with relocating the incorrectly installed rising main. A pre-start meeting with South West Water and our contractors (a different contractor to the one responsible for the original error) has been arranged for 14th April, with the expectation that works will commence within a few days thereafter. Once the diversion works are complete, the old pipe will be removed and the final earthworks and surcharging phase can begin. Following satisfactory completion and testing of the materials, the remaining surcharging material will either be re-used on site or transported off site. At this point, the development platform for the remaining plots will be ready. We expect to reach this stage in January 2027, which aligns with completion of the next phase of homes currently in production.

Please be aware that, although we have scheduled this workflow, key activities, particularly the rising main diversion and connections to the existing mains, require close coordination with South West Water, their inspectors, and their contractors. These connections are also highly weather-sensitive, as the pumping station pumps combined (foul and surface water) sewage through the rising main. We are also currently monitoring possible badger activity in the vicinity of the rising main diversion and surcharging area. This unexpected ecological factor has the potential to cause further delay.

Managing Agents

On 31st March, we held interviews with three prospective managing agents to take over the role when the time comes to hand over the Pebble Beach development. It was a positive and productive day, and we are now reviewing their proposals in more detail, with a view to making a selection in the coming weeks. We will share details of the selected agent with you once the appointment has been made.

Water Supply

We have identified a local consultant/laboratory to assist investigating resident reports of finding particles in their water supply, and to help liaise with South West Water as necessary on a collective basis.

We would be grateful if you would please ensure any issues are reported to our Customer Services Department so we can ensure all data is captured regarding affected properties. Initial investigations should be completed end of April/beginning of May.

Customer Services:

Email: customerservice.devonsouthwest@vistry.co.uk

Tel: **01392 304498**

Drop in Sessions

Many of you will already have met Simon Williams, our Site Manager for the remainder of the development.

We are planning to host monthly drop-in sessions in the site office on the 3rd Friday of the month between 10.00 and 11.30am, starting from 15th May. These sessions will give you the opportunity to speak directly with the site team and raise any questions or concerns you may have. For out-of-hours or weekend emergency issues, we continue to encourage you to report these through our Customer Services team. We will investigate and resolve matters (where applicable) as quickly as possible.

Drainage Remedials

As reported in our previous update, the first stage of drainage remedial works was completed towards the end of 2025. However, the contractor subsequently withdrew their resources from site due to the exceptionally wet weather experienced between January and March, which made it impractical to continue with the repairs.

We are now in discussion with SHC to agree a return date so that the drainage remedial works can re-commence. SHC is proposing to restart these works by May 2026. To help recover some of the time lost during the winter period, we plan to undertake remedial works in multiple locations concurrently. We will coordinate logistics carefully to maintain access and egress wherever possible, though there may be short periods of unavoidable disruption in order to progress the works efficiently.

We previously advised that the roads around the recently installed Phase 1 play area were expected to be completed this spring. We recognise that this will be challenging to achieve, but we are still aiming to complete this area as close as possible to the end of June.

The delays have been caused by weather constraints, as this type of work cannot be undertaken in wet conditions. Now that the weather has improved, we are working to recover lost time to the best of our endeavours.

Next Update

Our next update will follow in July 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.