

Summerhill Gardens Development update



Issue 2 | Spring 2025



Welcome to the latest Summerhill Gardens update!

We wanted to provide you with an update on the development and what you can expect from us over the coming months.

Summerhill Gardens Development Overview

- **Total Homes** – 231 homes, including 29 apartments across 3 blocks.
- **Housing Mix** – Private market homes, affordable housing, and rented properties.
- **Infrastructure** – New roads, drainage, pumping station, and substation.
- **Groundworks Phase** – Site entrance, drainage, deep excavations, and housing foundations.
- **Main Construction** – Superstructure, fit-out works, and landscaping.
- **Local Authority** – Wealden District Council.

Site activity

- Show Home & Sales Office Launch 29th March 2025
- First Occupations – Anticipated Q4 2025.
- Public Open Space & Play Parks – Opening Q4 2025.

Key Milestone!

We are excited to announce that the Show Home and Sales Office will launch on 29th March 2025. This is a major step forward for the Summerhill development, allowing future homeowners to visit and experience the quality of our homes firsthand.

To ensure everything is ready, final preparations are underway, including:

- Landscaping & external works to enhance the first impression.
- Internal fit-out & decoration to create a welcoming space.
- Roads & footways providing safe and easy access for visitors.

Timeline

- **Start Date** – July 2024
- **Groundworks Phase** – Site entrance, drainage, deep excavations (Ongoing)
- **Substation & Pumping Station** – Installed during early phases
- **First Completions** – Anticipated **Q2 / Q3 25**
- **Show Home & Marketing Suite** – Handover to sales **March 25**
- **Play Parks & Public Open Space (POS)** – Completion anticipated **September 2025**

Managing agent

- Trinity – Date TBC
- Trinity will be providing general repairs and maintenance to landscaped areas as well as private roads and car park areas.

Ecology & Environmental Measures

We are committed to protecting and enhancing local wildlife throughout the development. To safeguard great crested newts, a protective newt fence has been installed, ensuring their habitat remains undisturbed. Silt management controls are also in place to prevent runoff from impacting nearby watercourses.

As part of our long-term ecological strategy, the development will feature:

- Bird boxes and bat boxes to support nesting and roosting sites.
- Hedgehog highways to maintain natural movement corridors.
- Thoughtfully designed green spaces to promote biodiversity.

These measures will help create a thriving environment for local wildlife, ensuring a lasting positive impact. Thank you for your continued efforts on site!



Services

- Electric** – British Gas
- Gas** – British Gas
- Water** – South East Water

Summerhill Gardens

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Community Benefits

Our development is designed to provide long-term benefits to the local area, creating a vibrant and sustainable neighbourhood. Key improvements include:

- New Homes** – Delivering high-quality housing to meet local demand, with a mix of private, affordable, and rented properties.
- A Thriving Community** – Establishing a well-connected and welcoming environment with shared spaces for residents.
- Ecological Enhancements** – Supporting local wildlife with bird boxes, bat boxes, hedgehog highways, and green corridors to promote biodiversity.
- Environmental Protection** – Implementing silt management controls and protective measures for great crested newts to safeguard local habitats.
- New Play Parks & Green Spaces** – Providing safe, accessible play areas and landscaped public spaces for families to enjoy.
- Sustainable Infrastructure** – Integrating energy-efficient features, such as photovoltaic panels and EV charging points, to support a greener future.

These measures will ensure the development remains a positive, lasting addition to the local community for generations to come.

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 us if you have any questions, or if you'd like to provide any feedback, by emailing:

SummerhillGardens.Sales@Bovis.co.uk

