

Summerhill Development update



Issue 3 | Spring 2026



Welcome to the Latest Summerhill Update!

As we continue to make great progress on-site, we'd like to share some key updates regarding construction, services, ecology, and community benefits.

Summerhill Development – Project Overview

- **Total Homes** – 231 new dwellings, including 29 flats across 3 apartment 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.
 - **Project Duration** – 140 weeks, with up to 200 workers on-site.
 - **Local Authority** – Wealden District Council.
- A well-planned development delivering modern homes and essential infrastructure!

Site activity

- **Show Home & Marketing Suite** – Handover to sales on 17/03/2025.
- **First Occupations** – Expected from September 2025 is complete
- **Public Open Space & Play Parks** – Opening December 2025.
- **Roads & Footways** – Access to the Show Home and Sales Suite will be available from 17/03/2025 are complete.

Key Milestone!

We are excited to announce that the Show Home and Marketing Suite will be handed over to the sales team on 17/03/2025. 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.

Thank you to all teams involved in making this happen!

Timeline

- **Start Date** – 29/07/2024
- **Groundworks Phase** – Site entrance, drainage, deep excavations
- **Substation & Pumping Station** – Installed during early phases and complete,
- **First Completions** – Complete **End of April 2025**
- **Show Home & Marketing Suite** – Handover to sales **complete**
- **Play Parks & Public Open Space (POS)** – Completion **December 2025** complete
- **Roads & Footways** – Access to show home & sales area from **17/03/2025** are complete,
- **Project Duration** – **140 weeks total**

Managing agent

Trinity

We are pleased to confirm that Trinity will be the appointed managing agent for the development. They will oversee the communal areas, maintenance, and general site management to ensure a well-maintained and high-quality environment for all residents.

First Occupation – September 2025

The first occupations are scheduled for September 2025, marking an exciting milestone for the project. As we progress towards completion, all teams are working hard to ensure a smooth transition for future residents.

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 - The substation is now fully complete, and both the high-voltage (HV) and low-voltage (LV) networks are live. Plots 9 and 10 now have electricity connected.

Gas - Gas connections have been successfully and now live

Water - The water is connected

Summerhill Gardens

Hailsham



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:

[DevelopmentName@Brand]

