

Broxborough Park Development update



Issue 5 | Spring 26



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

Broxborough Park will be bringing to the local community:

- 184 Homes with a mixture of private homes, rented and Shared Ownership.
- Four blocks of apartments, available on affordable homes rented, shared ownership and the First Homes scheme.
- A large Suitable Alternative Natural Greenspace (SANG) area with playgrounds, paths and an orchard.
 - Outline planning permission for GP surgery (to be built by another developer).
- Onsite LAP (Local Area for Play) totalling 200m.
- Share Drive parking scheme.

Site Activity

- We currently have 157 roofs now on
- The sang was completed and handed over to Land Trust in June 25 and they are responsible for the upkeep. It is looking stunning and a real favourite of all the locals!
- We are well into the advanced stages of the development with Leaf Living and Abri now occupied on most of their Homes. We now have 8 occupations on our First Home Scheme with a lot of interest in these and more occupations expected in the coming Months. We have also seen a huge increase in foot traffic with people enquiring and reserving some of our private properties.ved

Timeline

We have now Constructed over 150 of our 184 homes on the development. The build has recently slowed down, with a slight pause to the construction of the remaining properties. During this slow period, we will be doing light works on our homes that are already construction to complete the final stages. We anticipate construction to resume in March and to be fully completed June 2027.



Ecology

- We have two badger sets across the development which have exclusion zones set up around them. This is to ensure we have no interaction with the sets and they are not disturbed
- Gully bags are being used to prevent silt in water streams throughout the development
- Environmental toolbox talks being carried out with those working onsite with our specialist ecology advisor
- The development is also home to lots of natural habitats. We have ensured to leave behind a positive mark with some of the new homes having their own Ecology habitat installed into the façade or local area

Managing agent

Vistry have appointed Trinity Estates as Managing Agent for the development. Parts of the development will be handed over to Trinity to manage on a phase-by-phase basis.

The Managing Agent is the company responsible for the upkeep and ongoing maintenance of the development

Services

All our homes on the development are served by gas, electricity, water, telecommunications, and broadband. The service providers are British Gas for gas and electric, IWNL for water, OFNL for telecommunications and broadband with solar panels to each property.

Broxborough Park

Surrey



How will Broxborough Park benefit the local community?

Vistry South East will also support the local community by contributing over **£6,600,000** towards:

- S106 contributions
- Sam contribution + monitoring fees
- A320 – contributions
- Contribution towards Land Trust – future SANG works

We will also be providing:

- Local sponsorship of village fete
- EV charging points in new homes
- A location for a new healthcare facility (subject to planning approval)
- Car Club contribution

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:

broxboroughpark.sales@bovishomes.co.uk

