

# Summerhill Gardens Development update



Issue 1 | Autumn 2024



## 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

- 231 total homes on the development, with a mix of rented, shared ownership and private sale with our partners Clarion Housing Association and Leaf Living.
- Cascading attenuation basins through the centre of the site
- EV charging provided to every home
- Photovoltaic panels installed on some homes
- Retained woodland and enhanced green spaces alongside play areas will be installed for the residents and wider community to enjoy.

### Site activity

Works are progressing on site with foundations, roads and drainage all progressing throughout the site.

Our first plots and sales and marketing area will be completed within the next few months, with occupations following shortly after.

Infrastructure works are ongoing to install a bridge over the existing watercourse on the site.

The site office and compound is well established near the front of the site, with flags being installed to showcase our valued partners.

### Utilities

Utilities will be coming on to the site in the coming months, which will coincide with the construction of the substation for the development.

Works on the Cuckoo Trail have been concluded and a new Pumping Station is being constructed to service the development.

## Timeline

- First occupations anticipated December 2024
- Show homes due to complete end of November 2024 along with the launch of the Sales and Marketing Suite at the front of the Development
- S278 Works and the associated footpath have been completed.
- Construction entrance to be maintained off Ersham Road, with a separate entrance to be used for the Sales Suite and Show Homes

## Managing Agent

- Trinity Estates will be the managing agent for the development
- The development will be handed over on a phase-by-phase basis once key sectors of the site are completed.
- The managing agent will be responsible for the maintenance of the green space and children's play areas at the end of the project.
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## Ecology

- Newt fencing is in place around the site for the duration of the project. This is monitored and inspected by the site team and the health and safety team to ensure that great crested newt's are not disturbed by the ongoing construction works.
- Tree protection fencing is in place around the project to protect the woodland and tree belt that is being retained on the scheme. The fencing is a physical barrier and also a reminder of the importance of protecting the established trees that are on the development.
- 87 trees will be planted across the development, and numerous bird and bat boxes will be installed in plots and within the retained woodland to foster habitat creation.



## Services

GTC are our service provided for Gas and Electric.  
South East Water are providing Water.  
BT Fibre is being installed to all plots.



# Summerhill Gardens

Hailsham



## How will the development benefit the local community?

Summerhill Gardens is committed to contributing to the local community. **£3 million** is being invested in local schemes to support the Hailsham Community.

Further contributions are as follows:

- S106 contributions towards public transport, traffic monitoring, and youth and adult outdoor play spaces
- Play areas and open spaces on the development for the whole community to enjoy
- Located next to the Cuckoo Trail for access to a renowned cycle/ walking and running path.

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:

[\[SummerhillGardens.Sales@bovishomes.co.uk\]](mailto:SummerhillGardens.Sales@bovishomes.co.uk)