

Broxborough Park Development update



Issue 1 | Winter 24/25



Keeping you updated

We wanted to provide you with an update on the development and what you can expect from

Site Activity

- 110 roofs on and all foundations poured
- Installation of the SANG area is coming along well with a staged handover to The Land Trust anticipated for Q1 2025 (weather dependant)
- Sales launch January 2025

Overview

Broxborough Park will be bringing to the local community:

- 184 Homes with a mixture of private, rented and Shared Ownership homes.
- A mixture of Houses and Apartments
- 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.

Timeline

- Q1 25 – first initial handovers to Abri homes and Leaf PRS
- Q1 25 – Completion of our Sales Area and Show Homes
- Q1 25 – First stage of the SANG Handover to The Land trust
- Q2 25 – First private completions
- Q2 25 – Ongoing LEAF PRS and Abri Homes Completions
- Q2 25 – Next large area opening to the public

Managing agent

- Trinity Estates will be the management 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

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

Services

- Gas & Electricity: British Gas
- Water: IWNL
- Fibre: OFNL



Broxborough Park

Surrey



How will the development benefit the local community?

Vistry South East will also support the local community by contributing over **£6.6 million** 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

Bovis Homes

