

Pembers Hill Park

Development Update

DREW SMITH

Issue 1 | Spring 2024



Keeping you updated at Pembers Hill Park

Whether you are thinking of making Pembers Hill Park your new home, eagerly waiting to move in or are already enjoying your new home, we would like to welcome you to the latest copy of the Development Update.

We take our responsibility to our customers, past, present, and future, very seriously. We hope you find this update of interest if you are looking to move to Pembers Hill Park or are an existing resident of one of our brand new homes.

As this community develops and grows, our regular newsletters will be a great way to keep you updated with information about the development, the key milestones for the remaining works on site and the details on the progress of future amenities.

Overview

The development will include:

- Affordable Housing – 40% of the homes, an additional 5% more than the local policy requirement, have been provided as Affordable Housing with 50% of those units made available as rental accommodation.
- Provision of 5.5 hectares of Open Space including managed woodlands and a Local Equipped Area for Play (LEAP) with-in the boundaries of the development. All play equipment will be delivered by Fair Oak and Horton Heath Parish Council.

Public Open Space

We are pleased to be able to confirm that the final works to the public open space in the central area of the development will be commencing this Spring 2024 with the seeding of grass and wildflowers. Further planting will continue over the year to fit into planting seasons so that the new plants can establish and thrive. This area should be available for residents to enjoy by Autumn 2024.



Fair Oak and Horton Heath Parish Council will begin resident consultation on the play area this Autumn 2024 to enable local residents to have their say on its design. The Parish will deliver the play area in advance of the legal land ownership transfer in the Spring 2025 and that all works will be fully complete by the summer of that year.

Key works and Site activity

- The key access roads across the development will be handed over and 'adopted' by Hampshire County Council this Winter 2024/2025. This will mean that the roads will become a public highway and they will be managed and maintained by the County Council as part of the public highway.
- Construction on the final homes across the development is now coming to an end and it is anticipated that all works will be finished by the end of April

Introducing your Managing Agent

FirstPort Limited are the managing agent for the Pembroes Hill Farm development and are responsible for the maintenance of unadopted roads, estate furniture and bins, general repairs and estate electricity. They are also responsible for road cleaning and the maintenance of trees, landscaped areas and public open space prior to their transfer to the relevant local authorities.

Details of how much you might pay and how that is apportioned can be found on our website, or you can find out more visit firstport.co.uk and they can provide advice and guidance which may answer many of the questions you may have.



Development Plan
Pembers Hill Park

- Addington
Plots 4, 11, 22, 23, 44, 45, 48, 60, 61, 72, 112, 115, 116, 146, 147, 153, 154, 155, 179, 180
- Badminton
Plots 9, 10, 12, 13, 20, 24, 25, 26, 27, 106, 107, 142, 143, 173, 174, 198, 199, 200, 201, 203, 204, 242
- Boyton
Plots 2
- Cherwell
Plots 231, 233, 236
- Felbridge
Plots 162, 163, 164, 165, 166, 167, 237
- Hadleigh
Plots 7, 39, 50, 102, 104, 105, 126, 127, 226
- Hartpury
Plots 220, 221, 222, 223, 224
- Hickstead
Plots 81, 82, 113, 114, 144, 145, 243
- Newbridge
Plots 3, 53, 54, 55, 67, 68, 69, 70, 71, 101, 182, 232, 238, 239, 240, 241, 244
- Olympia
Plots 42, 117, 134, 135, 150, 172
- Parwood
Plots 5, 141, 148, 149, 156
- Royal Windsor
Plots 31, 43, 46, 47, 49, 168, 133, 136, 137, 151, 152, 161, 170, 171, 209, 230, 235
- Stoneleigh
Plots 18, 138, 169, 202
- Suffolk
Plots 8, 37, 38, 51, 103, 225
- The Grange
Plots 98, 99, 139, 140, 210
- The Hanley
Plots 6, 52, 66, 100, 128, 155
- Westerfield
Plot 15
- Woodbridge
Plots 14, 19, 160, 181
- Existing
Plots 1, 234
- Affordable Housing



How will the development benefit the local community?

Drew Smith Homes will also support the local community by contributing over £5,600,000 towards:

- Healthcare contributions.
- Public open space and playing field contributions.
- Traffic management and transport contributions.
- Environmental improvement contributions.
- Community infrastructure contribution
- Local area of play, on-site woodlands and public open spaces.
- Public art contributions.
- Primary and Secondary School education contributions.

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:

Customerservices.southern@vistry.co.uk

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