

## **Briefing Note: Drew Smith and Developments at Graylingwell (September 2020)**

As of 1<sup>st</sup> September 2020 operational responsibility for the Graylingwell Park development has transferred within Vistry Group from Linden Homes to Drew Smith. (Vistry Group being formed in January 2020 when Bovis Homes acquired Linden Homes and Galliford Try Partnerships. Drew Smith was part of Galliford Try Partnerships and therefore has now become part of Vistry Partnerships.

Drew Smith ([www.drewsmithhomes.co.uk](http://www.drewsmithhomes.co.uk)) has developments across the south coast from its base near Southampton and an example is at Pembers Hill Park between Southampton and Winchester.

Drew Smith has considerable experience in developments which involve partnerships such as those at Graylingwell with Clarion, Grange and CCDT.

### Future Phases

Plans will shortly be submitted to vary the extant permission for Phase 4b to reduce the storey heights down to 2-storey.

A revised application is also being worked up for Phase 9a which already has reserved matters permission. The revised application will be very similar to the existing permission in terms of highways, layout, configuration of apartments however will change the housetypes proposed to smaller 2 and 3-bedroom houses and apartments. This is in line with CDC new housing assessment and will ensure the phase can be delivered at a faster rate, avoiding the issues which have arisen on recent phases. Drew Smith is intending to commence the landscaping and tree planting along the northern side of Kingsmead Avenue in the Autumn of 2020 to enable it to fully establish as soon as possible.

The next phase to be submitted will be Phase 8, known as Chapel Green. This is a more design sensitive area of the site, being framed by the Listed Chapel, Clock Tower and Water Tower as well as the more modern housetypes of Phase 4. A public consultation exercise will begin this autumn with our thoughts on the proposed design and will be followed by a pre-application meeting with CDC. Submission of the reserved matters application is likely to take place early in 2021.

The current intention with Phase 9b is to proceed with a Care Home and investigations are ongoing in this regard.

A comprehensive review of the options for Phase 6 (Marchwell Studios, Farmhouse, convenience store / apartment block) is being undertaken and a further update will be provided upon conclusion of the review.

An application for the remainder of the site will be submitted in 2021 after the applications for the other areas have been determined. Proposals for this area are at a very early stage and a programme of consultation will be carried out next year.

Drew Smith is committed to keeping the GPRA updated on the future phases at Graylingwell and we look forward to establishing a good working relationship with the GPRA over the coming months and years as we finish the development.

