

The Paddocks

Development update



COUNTRYSIDE
Homes

Issue 1 | Spring 2024



Welcome to the latest development update for The Paddocks where we provide information about progress on-site and let you know the next stages

About The Paddocks

Ideally located in a village setting between Braintree and Witham, The Paddocks will offer a superb collection of 2-5 bedroom traditional style homes.

Designed with community in mind, an informal tree lined avenue meanders through the development, revealing an abundance of green open space, including a new village green and play area.

Site activity

Site works have progressed well at The Paddocks, the construction works began in Spring 2021 and we welcomed our first residents Spring 2022.

Works are expected to continue until Spring 2025.

Currently our community has roughly one-third of the total occupations complete and almost the Northern half of the development as build complete.

Electricity Generator

We understand that there are a lot of queries and frustrations around the development currently being fed by a temporary generator. Unfortunately, due to multiple design changes with the utility carrier and unavailability on road space a permanent point of connection has not been possible for us yet. However, the latest proposal is extremely positive and we expect this to be implemented this year, potentially as soon as Summer. Of which we will continue to keep you updated as soon as we hear more.

Timeline

- The first occupations in The Paddocks took place in February 2022, our final occupations are expected to be June 2025.
- The show homes and marketing suite will remain at the front of the site until Spring 2025 when they will be reverted, along with the sales area, to our standard homes.

Public Open Space

All open space across the development will be handed over to AFP for future maintenance, currently no areas have been handed over all landscaping is maintained by Countryside and our landscape contractor.

Managing agent

- Alexander Faulkner Partnership are the Estate Management for the entirety of The Paddocks. They are responsible for all public open space areas where landscaping does not fall within someone's ownership. This will include landscaping, play areas, verges, swales and SuDS.

Upcoming Handovers

The main open space and play area that is currently within the construction area is due to be completed Winter 2024, once this is opened handovers of completed landscape areas will likely commence and ongoing service charge demands will begin from then by AFP.

Once handovers have commenced AFP will contact you to ensure you are aware of this commencing.

The handovers of the landscaping areas will then continue through until Spring 2025 when we will be completing the final area where our construction entrance currently is.

Planning Regulation

We are currently in the process of regulating planning discrepancies with Braintree Council, this will involve us submitting a Section 73 proposal to them to bring drawings in line with the current design and allow outstanding conditions to be discharged by the Planning Officers. This will not have a direct impact on any of your homes, but we will ensure to keep you updated as this progresses and communicate with you updates as they develop.



Services

Electricity and Gas – British Gas

Water – Anglian Water

Local authority – Braintree District Council

The Paddocks



Development Contributions

The Paddocks will also support the local community by contributing over £2.1 million towards;

- Healthcare
- Community Buildings
- Outdoor Sports Facilities
- Highways
- Early, Primary and Secondary Schools

In addition, the allocated education land to the North of the site has been accepted by Essex County Council and is in the process of being prepared and transferred to allow expansion to Crossing Primary School.

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:

Thepaddocks@countrysidehomes.com



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