

# The Paddocks

## Development update

Issue 8 | Winter 2025



**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

Construction works across the site are now effectively complete, there will remain a small site presence as our Construction team finish the reversion of the old sales car park.

There will also remain a presence within the wider open space as the Groundworkers continue to finish the soil movement following the resolution with the Local Authority, this work is expected to be complete before the Christmas break.

### Open Space/Play Area

The play area has been opened and the grass and planting around it has begun to take, we ask that this is left to establish as much as possible.

Further planting around the open space will continue once the soil movements are complete and the weather allows planting. This is expected to be Spring 2026 once the weather warms and the planting will thrive.

## Timeline

- The first occupations in The Paddocks took place in February 2022, our final occupation will take place in the beginning of 2026.
- The show homes and marketing suite have now been reverted back and the sales car park has been removed, once the weather allows for the tarmac to be laid the additional visitor bay will also be completed.

## Managing agent

- First Port 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 will form the bulk of our first handover to them, as this area is now open it allows us to build a timeline of the amenity areas being completed and finalise handovers to First Port.

Once handovers have begun First Port will contact you to ensure you are aware of this commencing.

The handovers of the landscaping areas will then continue through until all areas are within First Port's responsibility, we do not expect this to take long once handovers begin given the progressed nature of the Development.

All areas handed over will be part of a handover process between Countryside and First Port, this process will ensure that the areas adopted by First Port for maintenance are up to the standard both us and yourselves as residents expect.



## 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](mailto:Thepaddocks@countrysidehomes.com)



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