# Westcombe Park **Development Update**



Issue 9 | [Autumn 2025]





Welcome to the latest development update for Westcombe Park where we provide you with information about progress on-site and let you know what's in store across the development.

#### **About Westcombe Park**

Countryside's Westcombe Park Phase 1 consists of 160 homes and associated open space, whilst Phase 2 will total 234 units. Phase 3 will provide a further 104 homes.

When complete, Westcombe Park will provide over 1,000 new dwellings meeting local demand for quality new homes and creating a vibrant and integrated community.





and nursery





#### Site activity

- Works are now complete on Phase 1. There have been 154 completions up to the end of October 2025. This includes Private Sale, Private Rental and Affordable occupations.
- Phase 2 commenced in April 2024 and construction is progressing nicely. We now have our first units build complete on the phase with more due to be released over the coming months. As of the end of October 2025, we currently have 39 completions on this phase.
- We are delighted to announce that Phase 3 is now underway, having started in May 2025 with the aim of being build complete Spring 2027. Private units are expected to be released in 2026.



**Opening hours** 

10am - 5pm

10am - 5pm

10am - 5pm 10am - 5pm 10am - 5pm

10am - 5pm

10am - 5pm

## **Managing agent**

- A Management Company called The Land Trust has been contracted for your development to manage areas of the development
  and some parts of its buildings, where ownership of those areas is not transferred to the residents directly. You will be responsible
  for the maintenance of your home and any land conveyed to you, whilst the Management Company will maintain any areas which
  are not conveyed to any purchaser. These are communal areas for the benefit of residents and therefore must be held in a
  separate entity.
- The Land Trust is a British charity, which owns or manages open spaces restored from derelict land for public benefit. Its vision is "to improve the quality of people's lives by creating sustainable, high quality green spaces that deliver environmental, social and economic benefits". The Land Trust owns or manages more than 2,000 hectares (4,900 acres) in more than 50 spaces in England and is developing projects in Scotland.
- Westcombe Park is spread out over several distinct areas, each including public green spaces, tree-lined streets and landscaping that contribute to the overall character of this brand-new garden suburb. The areas which are planned to fall to the Land Trust to manage and maintain include the Public Open Spaces, the attenuation pond, play equipment and footpaths.

#### **Upcoming Handovers**

• As of the 1<sup>st</sup> September 2025, the first areas have been handed over to The Land Trust for management. The below plan details these areas in Green with future areas in Orange. The Land Trust will also be taking over ownership of areas within the Parcels themselves over the coming months.





**Opening hours** 

10am – 5pm

10am - 5pm

Tue

10am – 5pm

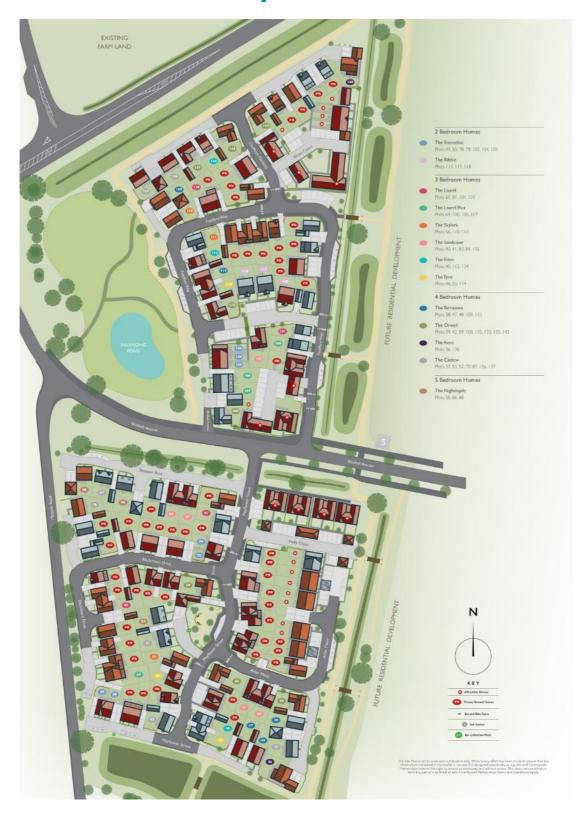
10am - 5pm

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## Phase 1 Development Layout Plan

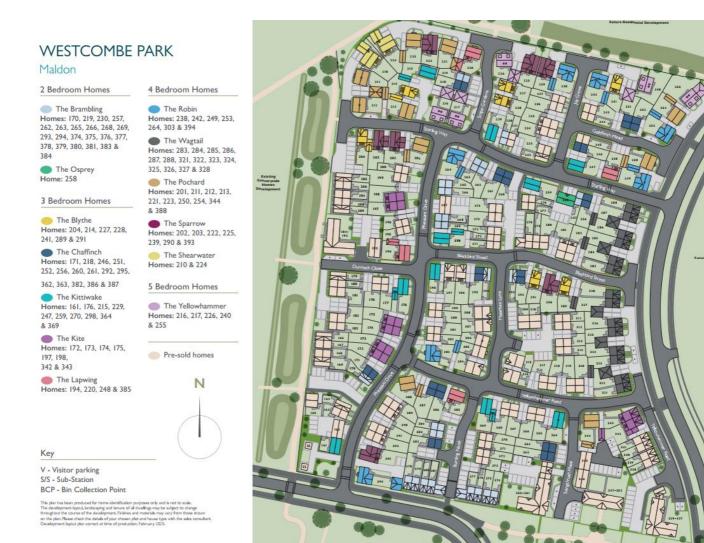


Please be aware that the dates and information provided are correct at time of print and are dependent on a number of factors, including weather, so are subject to change.

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:



# Phase 2 Development layout plan



### How will the development benefit the local community?

Countryside has made some significant financial contributions towards education, healthcare, allotments, a sports hub, delivery of youth facilities along with wider infrastructure works.

Westcombe Park also benefits the local community through the provision of a school, two nurseries, a care home, an extra care facility, local centre and medical centre.

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