

# Westcombe Park Development Update

Issue 5 | [Spring 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.

## Site activity

- Works are progressing well on both the northern and southern parcels which make up Phase 1. There have been 141 completions up to the end of February 24. This includes Private Sale, Private Rental and Affordable occupations.
- Construction works on Phase 1 are set to be complete April 2025.
- Phase 2 commenced in April 2024 and construction is progressing nicely. We look forward to our first build completion on this phase which is forecast for May 2025. We are also excited to announce that the first plots on Phase 2 have now been released for sale.
- Phase 3 is due to start on site in April 2025 with the aim of being build complete Spring 2027.

## Open House Weekend at Westcombe Park

You're invited to our OPEN HOUSE event at Westcombe Park on Saturday 5th & Sunday 6th April!  
Explore inside a choice of houses and layouts

## Opening hours

Mon	10am – 5pm	Tue	10am – 5pm	Wed	10am – 5pm	Thu	10am – 5pm
Fri	10am – 5pm	Sat	10am – 5pm	Sun	10am – 5pm		

## Timeline

- The first occupations on Countryside's first phase took place in September 2023 and will continue up until October 2025.
- Phase 2 is forecast to have its first private completion in May 2025 and its last completion in July 2027.
- Phase 3 consisting of 104 units will begin construction in April 2025. This is located South of Phase 2.
- The Show homes and marketing suite for Phase 1 are now open and remain accessible off Maypole Road
- On the development there are a mixture of adopted and private roads. The adoptable roads will be adopted by Essex Highways following completion of the phase.

## Public Open Space

The Public Open Space located to the Southern and Eastern boundary of phase one will be provided in line with construction progress on-site. You will see that works have recently been completed to the bridleway opposite our show homes adjacent to the pond and we will continue to install footpath connections from the open space to the development which will provide residents with ease of access to the wider community.

## 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 have to 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

- The first areas of landscaping installed on Phase one are currently being maintained Countryside's landscape contractor, Island, who will maintain these areas for the first year prior to handover to the Land Trust.

## Services

Electricity and Gas: British Gas

Water: Essex and Suffolk Water

Local authority: Maldon District Council

### Opening hours

Mon	10am – 5pm	Tue	10am – 5pm	Wed	10am – 5pm	Thu	10am – 5pm
Fri	10am – 5pm	Sat	10am – 5pm	Sun	10am – 5pm		

## Building Heroes Skills Academy

We are delighted to announce that our Heybridge Development has been chosen to host the Russell Skills Academy – a collaboration between Vistry Group and Building Heroes, which helps train military personnel, supporting them in sustainable employment across the building, construction, and engineering trade. The programme provides construction training while immersed within the industry and will support six cohorts of 12 learners, providing skills and employment pathways leading to a second career.

Over a five-week programme, learners will gain valuable skills in key trades such as carpentry, bricklaying, and plumbing. Upon completion, receive a Level 1 City & Guild Construction Skills Qualification, CSCS card and Health and Health and Safety certificate.

The academy is located East of our next Phase of Development along Bluebell Avenue and opened Monday 10<sup>th</sup> March 2025.

## Vistry Plus Skills Academy



**1,097**

Learners Completed  
courses between  
2017 - 2023

**299**

Learners  
completed  
courses in 2023

**936** training weeks  
conducted at our academies in 2023



### Opening hours

Mon	10am – 5pm	Tue	10am – 5pm	Wed	10am – 5pm	Thu	10am – 5pm
Fri	10am – 5pm	Sat	10am – 5pm	Sun	10am – 5pm		



# Phase 1 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.

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:

[Westcombepark@countrysidehomes.com](mailto:Westcombepark@countrysidehomes.com)



**COUNTRYSIDE**  
Homes

# Phase 2 Development layout plan

## WESTCOMBE PARK

Maldon

### 2 Bedroom Homes

● The Brambling  
Homes: 170, 219, 230, 257,  
262, 263, 265, 266, 268, 269,  
293, 294, 374, 375, 376, 377,  
378, 379, 380, 381, 383 &  
384

● The Osprey  
Home: 258

### 3 Bedroom Homes

● The Blythe  
Homes: 204, 214, 227, 228,  
241, 289 & 291

● The Chaffinch  
Homes: 171, 218, 246, 251,  
252, 256, 260, 261, 292, 295,  
362, 363, 382, 386 & 387

● The Kittiwake  
Homes: 161, 176, 215, 229,  
247, 259, 270, 298, 364  
& 369

● The Kite  
Homes: 172, 173, 174, 175,  
197, 198,  
342 & 343

● The Lapwing  
Homes: 194, 220, 248 & 385

### 4 Bedroom Homes

● The Robin  
Homes: 238, 242, 249, 253,  
264, 303 & 394

● The Wagtail  
Homes: 283, 284, 285, 286,  
287, 288, 321, 322, 323, 324,  
325, 326, 327 & 328

● The Pochard  
Homes: 201, 211, 212, 213,  
221, 223, 250, 254, 344  
& 388

● The Sparrow  
Homes: 202, 203, 222, 225,  
239, 290 & 393

● The Shearwater  
Homes: 210 & 224

### 5 Bedroom Homes

● The Yellowhammer  
Homes: 216, 217, 226, 240  
& 255

● Pre-sold homes



### Key

V - Visitor parking

S/S - Sub-Station

BCP - Bin Collection Point

This plan has been produced for home identification purposes only and is not to scale.  
The development layout, landscaping and tenure of all dwellings may be subject to change  
throughout the course of the development. Prices and materials may vary from those shown  
on the plan. Please check the details of your chosen plot and house type with the sales consultant.  
Development layout plan correct at time of production, February 2025.



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Homes