

The Burrows Paddock Wood Development update

Issue 3 | Spring 2025



Keeping you updated

We wanted to provide you with an update on the development and what you can expect from us over the coming months.

Overview

Overview of what's being built. In addition, the development will provide:

- First occupations on Phase 2 with our partner - Leaf Living.
- 4 play areas
- Community allotments with 20 beds
- Northern boundary with 4 attenuation basins

Site activity

- Partnership handover of Phase 1 Leaf Units complete, with more units available for Private rental.
- All roofs across both phases have been completed.
- 13 Pre handover CML inspections completed in the last month on the 2nd phase of site..
- 48 plots currently under internals construction
- All main services laid and in process of becoming live
- Open Market Plots are open to the General Public for ease of viewing.

Specific item

1 of 4 attenuation basins manages the 360 surface water drainage.



Managing agent

- Alexander Faulkner have been appointed managing agents for the development
- They will manage the communal external areas including landscaping

Ecology

- Aspect Ecology have produced an ecological plan comprising of:
- Native scrub plant
- Woodland planting
- Orchard restoration
- Wetland features and wildflower grassland
- There are also numerous bird and bat boxes across the development
- Hedgehog cut outs and provisions for hibernacula's
- In excess of 2km of trim trails around the perimeter of the whole site

Services

Hyperoptic & BT will provide broadband
Gas & Electric supplied by British Gas



Plots in phase 2 are coloured.

2 BEDROOM HOMES

● THE STONECHAT
Plots 209, 210, 249, 250[†], 251,
252, 253, 254, 255, 256

3 BEDROOM HOMES

● THE LAUREL
Plots 5[†], 6[†], 13, 14[†], 15[†], 16[†], 17[†], 25, 26,
27[†], 28, 33, 34, 35, 42[†], 43[†], 44[†], 56, 57,
58, 59[†], 60, 61[†], 64, 65, 66, 67, 68, 69, 70,
188, 189, 203, 204, 205, 206, 207, 208, 264,
265, 270, 271

● THE ELDER
Plots 4, 9[†], 10, 30, 31[†], 32, 36, 37, 38,
39, 40, 41, 45, 46, 53, 54[†], 55[†]

● THE SKYLARK
Plots 3[†], 11[†], 12[†], 18[†], 20[†], 29[†], 47[†], 52, 62[†], 71[†],
72[†], 186, 187, 202, 219, 220, 221, 223, 257,
259, 263, 266, 269, 272, 273, 274, 278

4 BEDROOM HOMES

● THE TURNSTONE
Plots 2[†], 8, 22, 23[†], 24, 48, 50[†], 51, 63, 258

● THE WOBURN
Plots 19[†], 73, 184, 195, 222, 267, 268, 275,
277, 281, 288, 290, 291[†], 292, 293

● THE HUMMINGBIRD
Plots 276, 283, 285, 289, 295

● THE HAWFINCH
Plots 21, 261, 279, 282[†]

5 BEDROOM HOMES

● THE NIGHTINGALE
Plots 262, 280, 286, 294[†], 296[†], 298, 299

● THE PEREGRINE
Plots 1, 7[†], 49, 260, 284[†], 287, 297, 300[†]

HA HOUSING ASSOCIATION

V VISITOR PARKING

SS SUBSTATION

PS PUMPING STATION

— PHASE 1

— PHASE 2

† handed plots

These particulars should be treated as general guidance and for illustrative purposes only and should not be relied upon as statements or representations of fact. All landscaping, road and paving shown are indicative. Blue finished may vary from the illustrations. We operate a policy of continual product development and individual features may vary. We recommend intending purchasers verify themselves by personal inspection or otherwise, as to the correctness of these particulars. The site plan is not to scale. July 2021.



How will the development benefit the local community?

- Allotments
- Play areas to include children's activity equipment and adult fitness equipment to promote well being and fitness
- 20-bed allotments to encourage "home grown" production of seasonal fruit and vegetables

We will also be providing:

- Over 2000 metres of dedicated trim trail to appeal to local residents to enjoy the beauty of the Kent countryside

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:

theburrows@countrysidehomes.com



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