

# Haddon Cross

## Development update

Issue 1 | Spring 2024



## Keeping you updated

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

### Overview

Summary of what's being built:

- 78 Open Market homes sold by Countryside Homes
- 79 Pre-sold homes
- Solar panels on selected homes
- Electric vehicle charging to all homes
- Part of the wider 'Great Haddon Wood' development

### Site Activity

- We have recently completed the sales area at Haddon Cross with the launch scheduled for the 13<sup>th</sup> April.
- The site is currently averaging 60-70 operatives a day, many from the local area.
- We are expecting our first completions in summer 2024.

### Balancing Ponds

- We have installed 3 balancing ponds to drain surface and rainwater.
- The parcel also has its own pumping station which serves the development, this links up with another pumping station further along the wider development.

## Timeline

- Expected first completions are Summer 2024.
- The Show Home & Sales Centre are now open with the official opening taking place on Saturday 13<sup>th</sup> April. For further information, please speak with your sales consultant.
- All roads adopted by the council within the development are now installed.
- Footways are being installed as homes progress.

## Managing agent

- Trinity Estates are the property management company in charge of maintaining open spaces across the Great Haddon Wood consortium, this includes Haddon Cross.
- The expected handover date to Trinity will be updated at a later stage in the build.
- TrinityEstates.com  
0345 345 1584

## Ecology

Over the course of the Haddon Cross development, we will:

- Plant native trees and shrubs.
- Ensure hedgehog highways are built into the fencing design.
- Install bird and bat boxes onto properties and garages.
- Flowering lawn-mix added to amenity areas.
- Provide all new homeowners with pollinator-friendly seed packets for them to sow in their gardens.

## Services

**These providers are flexible, and new residents are not tied to them exclusively:**

Gas & Electric: British Gas – 0330 100 0056

Telephone/Broadband: BT Openreach – 0800 023 2023

**These providers are exclusive:**

Water: IWNL - 02920 028711

# Development layout plan



## How will the development benefit the local community?

Great Haddon Wood will also support the local community by contributing over £9.5 million towards:

- A1(M) J16 to A15/Old Great North Road Junction Widening & additional Junction works
- A15 Old Great North Road Junction Traffic Monitoring
- A15 London Road Traffic Calming Measures
- A1(M) J17 to J1 Widening Works & J1 to J2 improvement works
- A1139 J2 works.
- Road merging works
- Old Great North Road works
- Bus Priority Measures at A15 Broadway Junction

We will also be providing:

- Affordable Housing
- Community Facilities (£6.9mil investment)
- 3 Primary Schools, and 1 Secondary School
- East Coast Railway Bridge
- Ecology Outreach Warden
- Local Centre & Sports Facilities with Open Space

We will be engaging with various community and education groups throughout our time here. In March, we had a Year 12 work experience placement on site, learning about construction.

Please be aware that the dates and information provided are correct at time of print and are dependent on several 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:

[HaddonCross.Sales@CountrysideHomes.co.uk](mailto:HaddonCross.Sales@CountrysideHomes.co.uk)



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