

Dracan Village (Phase 1)

Development update



COUNTRYSIDE
Homes

Issue 1 | Spring 2024



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 (Phase 1)

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

- 836 two, three and four bedroom homes.
- 241 open market, 400 affordable homes and 195 for private rent.
- 2 x LEAP (one to the western and one to the central public open space).
- 5 x attenuation ponds mostly located towards the northern boundary.
- All plots will be serviced by electric vehicle charging points, and plots built to 2021 Building Regulations will have solar panels.

Site activity

- LEAP area on main public open space turfed 2nd April 2024 ready for equipment to be installed 22nd April 2024.
- Smaller public open space to be half landscaped by end of May 2024.

Specific items

- Pumping Stations 1 and 2 are now live on site.
- Central pond to be formed and connected early Summer 2024.
- Roundabouts 1 and 2 to complete by Summer 2024
- Power live to occupied areas of the site.

Timeline

- Western LEAP to complete Summer 2024.
- Eastern LEAP to complete Autumn 2024.
- Internal roads and footpaths are ongoing.

Managing agent

As one of the UK's market leaders in open space management, **Trustgreen** have been appointed to take care of the landscape environment at Dracon Village and will be responsible for:

- Public open space maintenance.
- Existing woodland, POS trees and hedgerows maintenance.
- Winter maintenance.
- Play area maintenance and inspections.
- SUDS, ponds, swale filter drain inspections and maintenance.
- Annual agricultural survey and ecological habitat maintenance.
- Footpaths and boardwalk inspections and maintenance.
- Bund and acoustic fence inspections and maintenance
- Entrance and spine road verges inspections and maintenance
- Health and safety inspections and general repairs

Ecology

- Ecological Management Plan in place to enhance, planting and habitat features across site during and following completion.



Services

Services are with S&R – some delays on site which are being escalated. BT and Virgin are live and connected.

Development layout plan



How will the development benefit the local community?

We will support the local community by contributing the following:

S106 contributions, local donations

- Public footpaths contributing to Greenway Program
- Bio-Diversity Net Gain
- Employment/commercial space
- Healthcare Facility
- New bus service
- Bridge and Bypass
- £825,000 Built Facilities Contribution
- £10,000 TRO Contribution
- £130,000 Highway Contribution
- £3,450,000 Education Contribution
- £652,000 ESITS Contribution
- £564,199 A38 Contribution

A temporary coach/mini bus service is currently being worked on to service the site – More information to follow.

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:

dracavillage@countrysidehomes.com



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