

The Paddocks

Development update



COUNTRYSIDE
Homes

Issue 5 | Spring 2025



Welcome to the latest development update for The Paddocks where we provide information about progress on-site and let you know the next stages

About The Paddocks

Ideally located in a village setting between Braintree and Witham, The Paddocks will offer a superb collection of 2-5 bedroom traditional style homes.

Designed with community in mind, an informal tree lined avenue meanders through the development, revealing an abundance of green open space, including a new village green and play area.

Site activity

Site works have progressed well at The Paddocks, the construction works began in Spring 2021 and we welcomed our first residents Spring 2022.

Works are expected to continue until Spring 2025.

Currently our community has over half of the total occupations complete, and the Northern half of the development as build complete.

As the construction works begin to wind down and the site area is reduced you may notice more activity within the open areas. Please continue to be aware of this and exercise caution with the road traffic.

Open Space/Play Area

The play area has now been constructed, and we are anticipating the landscaping and surrounding area to be open by the end of this Spring/Summer.

As we finish the open spaces there will be a lot of landscaping and earthworks movements around the completed and occupied areas, please bear this in mind when moving around the development.

Timeline

- The first occupations in The Paddocks took place in February 2022, our final occupations are expected to be June 2025.
- The show homes and marketing suite will remain at the front of the site until Summer 2025 when they will be reverted, along with the sales area, to our standard homes.

Public Open Space

All open space across the development will be handed over to First Port for future maintenance, currently no areas have been handed over all landscaping is maintained by Countryside and our landscape contractor.

Managing agent

- First Port are the Estate Management for the entirety of The Paddocks, after Alexander Faulkner Partnerships merged with them. They are responsible for all public open space areas where landscaping does not fall within someone's ownership. This will include landscaping, play areas, verges, swales and SuDS.

Upcoming Handovers

The main open space and play area is due to be completed Spring 2025, once this is opened handovers of completed landscape areas will likely commence and ongoing service charge demands will begin from then by First Port.

Once handovers have begun First Port will contact you to ensure you are aware of this commencing.

The handovers of the landscaping areas will then continue through until Autumn 2025 when we will be completing the final area where our construction entrance currently is.



Services

Electricity and Gas – British Gas

Water – Anglian Water

Local authority – Braintree District Council

The Paddocks



Development Contributions

The Paddocks will also support the local community by contributing over £2.1 million towards;

- Healthcare
- Community Buildings
- Outdoor Sports Facilities
- Highways
- Early, Primary and Secondary Schools

In addition, the allocated education land to the North of the site has been accepted by Essex County Council and is in the process of being prepared and transferred to allow expansion to Crossing Primary School.

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:

Thepaddocks@countrysidehomes.com



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