

Westcombe Park Development update

Issue 3 | [Autumn 2024]



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 to come in the near future.

About Westcombe Park

Countryside's Westcombe Park Phase 1 consists of 160 homes and associated open space, whilst Phase 2 will total 234 units.

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 88 completions up to the end of September 24. This includes Private Sale, Private Rental and Affordable occupations.
- Construction works will continue throughout 2024 and it is anticipated that phase 1 will be complete in the Spring of 2025.
- Phase 2 commenced in April 2024. To date, works have consisted of groundworks and. We look forward to our first build completion on this phase which is forecast for March 2025.

Road Sweeping

Countryside's site team work to ensure that the spine road is kept clean from mud and dirt caused by construction vehicles and road sweeping operates weekly.

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.
- 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

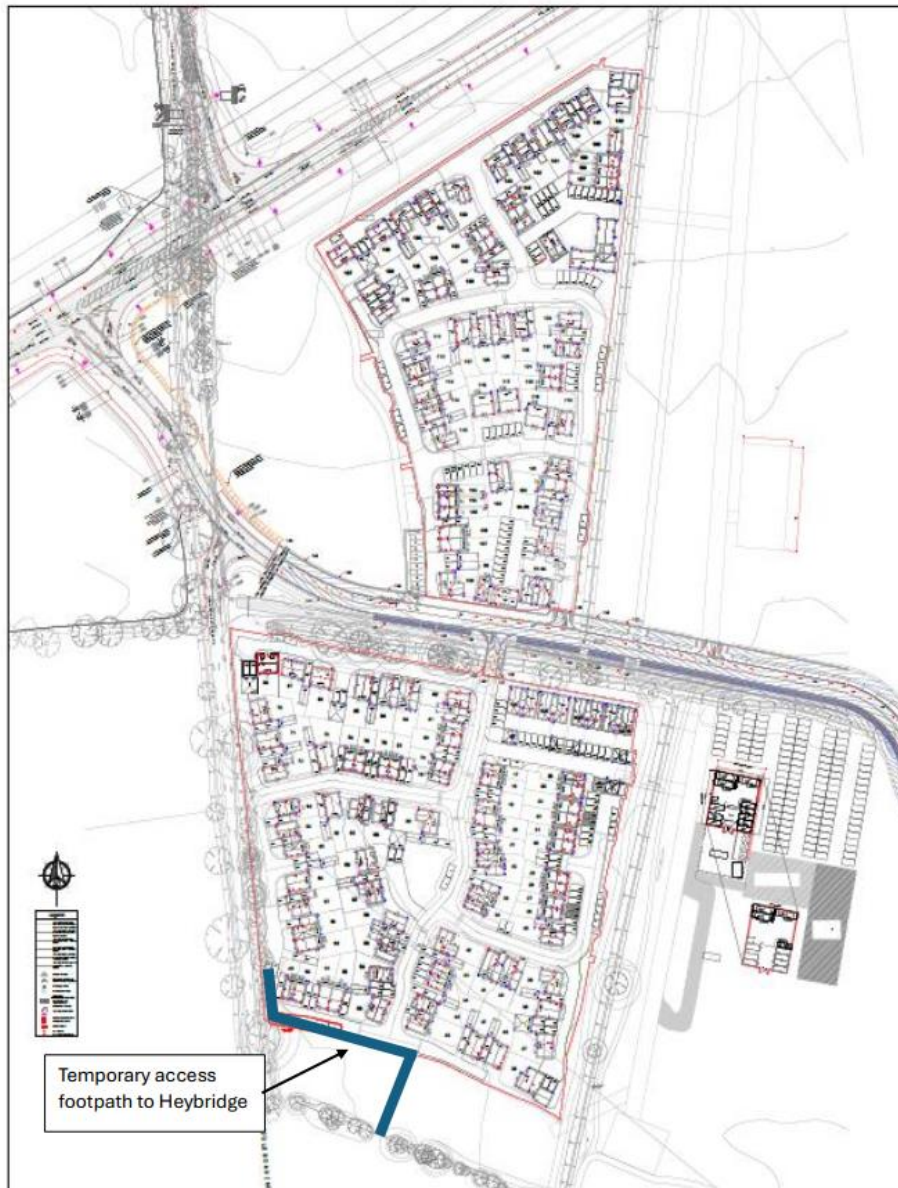
- The first areas of landscaping installed on Phase one are currently being maintained Countryside's landscape contractor, Island, who will maintain these areas for the first year prior to handover to the Land Trust.

Opening hours

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

Temporary Access

Our site team have provided a temporary access footpath in the southern parcel of the site that allows residents safe pedestrian access to the town of Heybridge. This can be found below.



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		

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



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Homes