

Dracan Village (Phase 1) Development update



COUNTRYSIDE
Homes

Issue 2 | Autumn 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

- Western POS & LEAP complete and open for use.
- First Phase of POS now handed over to Trust Green to maintain.
- Second Phase of POS to be handed over early 2025 inclusive of ponds.
- Residents may experience some construction traffic along the spine road for a short time (weeks) whilst enabling works are complete to open up the access to the business park.

Specific items

- Ponds connected. To be formed and dressed for handover early 2025.
- Roundabouts and road widening on track to complete December 2024.
- Phase 2 remediation to commence end of 2024 and into the new year.
- Taxi service under review.
- Public footpath to Stapenhill under review to maintain use during construction works in close proximity.

Timeline

- Eastern LEAP to complete spring 2025.
- Northern NEAP to complete Spring 2025.
- Topping of Spine road to commence early 2025.
- Internal roads and footpaths to be phased onto maintenance.
- Works on the School site to commence October 2024.

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

Streetlights progressing in line with occupied areas.

Development layout plan



How will the development benefit the local community?

We will support the local community by contributing the following:

£106 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@countriesidehomes.com



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