

Coggeshall Mill

Development update



Issue 1 | Summer 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

The development will include:

- 300 new homes
- A S106 40% affordable housing provision
- A LAP & three LEAPs
- Attenuation basins & open space

Site activity

- Phase 1 of development is complete.
- Phase 2 of development is nearing completion for Summer 24.
- Phase 3 of development is forecast to complete in 2026.

Adoptable Roads & Drainage

- Technical approval has been granted by the adopting highways and drainage authority. Bovis Homes are currently liaising with the authority to agree the legal terms that will enable these items to be handed over to the Highways Authority at completion of the development.
- Up until the completion of the development, the adoptable drainage and roads remain the responsibility of Bovis Homes to construct and maintain.

Open Space and Play Areas

- The site provides a wealth of green spaces for the benefit of residents. Open space areas buffer the entire site from adjoining properties and roads. The development scheme takes account of the site topography and Bovis Homes have created key zones that are interspersed with open space areas containing both wet and dry drainage features, as well as play areas.
- The open space and play areas will be managed by the appointed managing agent for the site. We will ensure that these areas are well managed and maintained up to the point of handover.

Managing agent

- Trinity Estates will be managing agent for the non-adopted areas that sit outside of private conveyancing across the development.
- Trinity Estates will collect a service charge paid by you and your neighbours. This service charge will be used to provide maintenance services for the landscaped, play and attenuation areas, as well as the maintenance and general repairs of the private roadways and car parks.
- Bovis Homes intend to phase the handover of these areas periodically as the development progresses.



How will the development benefit the local community?

Bovis Homes (part of the Vistry Group) will also support the local community through S106 contributions, by contributing over **£5,200,000** towards:

- Healthcare - £116,000
- Outdoor & Indoor Sport - £546,000
- Allotments - £9,000
- Education- £4,529,000

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:

CustomerService.CentralHomeCounties@vistry.co.uk



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.