

# Orwell Park

## Development update

Issue 1 | March 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

Summary of what's being built:

- The Orwell Park development will deliver 91 new homes.
- The development benefits from the provision of an area of public open space including a local equipped area of play (LEAP) and a local area of play (LAP)

### Site activity

- The central LEAP area is currently under construction.
- On site infrastructure such as roads and sewers are substantially complete.
- Construction work continues on the remaining homes on the development.

## Timeline



- First completions on the development were in August 2022. The last completions are anticipated for Winter 2024/2025.
- All on-site roads are substantially complete, and we will complete the final surfacing in a phased approach across the development. Residents will be notified ahead of the works taking place.
- Further updates on major surfacing works will be shared in later development updates
- The southern public open space and LAP will commence in the coming months

## Ecology

- We have installed a range of ecological enhancements across the development including the planting of numerous new trees and plants.
- We are also carrying out a programme of installation of hedgehog highways, bat boxes and hibernacula's throughout the development.



## Managing agent

- Vistry have appointed First Port as Managing Agent for the development.
- The Management Company name is Orwell Park (Sutton Courtenay) Management Company Limited
- Vistry will transfer areas of managed land on a phase by phase basis when areas are complete

## Services

All of our homes will be served by gas, electricity, water, telecommunications and broadband services

# Development layout plan



## How will the development benefit the local community?

Orwell Park will also support the local community by contributing over £1,045,800 towards:

- S106 contributions, local donations
- Public art
- Education
- Museum
- Waste & recycling

We will also be providing:

- Affordable Housing
- Public open spaces
- Play areas
- Foot paths

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:

[customerservice.thamesvalley@vistry.co.uk](mailto:customerservice.thamesvalley@vistry.co.uk)

**Linden**  
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