Coggeshall Mill

Development update

July 2026 Issue





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
- 40% S106 affordable housing provision
- PRS new homes
- 4 play areas
- Attenuation basins & open space

Site Activity

- Phase 1 of development is complete.
- Phase 2 of development is part complete, with the remainder forecast to complete in 2027.
- Phase 3 of development is forecast to complete in 2027.

Adoptable Roads & Drainage

- Technical and Legal approval has been granted by the adopting drainage authority. Technical approval has been obtained from the adopting highways authority; Bovis are currently in liaison with the authority to agree the legal terms that will enable these roads to be handed over at completion of the development.
- Up until the completion of the development, the adoptable drainage and roads remain the responsibility of Bovis to construct and maintain.
- We would like to remind residents of the importance of parking responsibly around the estate, with consideration for others.
- Parking arrangements are governed by rights and covenants associated with the scheme, and we politely ask all residents to remain mindful of these obligations.
- Our groundworks contractors are undertaking isolated repairs where required throughout the development until we are in position to get the roads onto maintenance

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 have created key zones that are interspersed with open space areas containing both wet and dry drainage features, as well as play areas.
- We're excited to announce that we are planning for one of the new play spaces to be ready and accessible this coming Summer.
- Our landscape contractor is working through the development undertaking the remedial works which will be completed over the summer.

Managing Agent

- Trinity Estates are the managing agent for the non-adopted areas that sit outside of private conveyancing across the development.
- The Management Company is 'Coggeshall Mills Resident Association Limited' and residents will be appointed as Directors once the development is completed.
- 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.

Development Layout Plan



How will the development benefit the local community?

Bovis Homes will also support the local community through S106 contributions, by contributing over **£6,000,000** towards:

- Healthcare- £136,000
- Outdoor & Indoor Sport- £ 726,000
- Allotments- £ 64,000
- Education- £5,200,000

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.

Than 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: **Customer.Service.CentralHomes Counties@vistry.co.uk.** For out of hours emergencies, please call, **01279 972641** and select the relevant option.

Bovis Homes