

Meridian Gate - Royston Development Update

July 2026 Issue

Linden
HOMES



Keeping you updated

Phases 1 and 2 are now fully occupied and handed over to the Managing Agent SHW. The final phase of the development is underway with completion due December 2026 inclusive of the open space and surrounding areas.

Overview

The development will include:

- Phase 3 – 148 new homes
- 30% affordable housing provision
- Open space area
- Public footpaths throughout the site

Site Activity

- Phase 2 successfully handed over to the Management Agent.
- The final phase has commenced and is approximately 80% occupied.
- Looking to complete adoption of the phase 1, 2 & 3 roads due September 2026.

Public Open Space

- We are currently progressing with works to the open space area ahead of the completion of Phase 3. The space will provide adequate open space for the residents and people in the local area.

Timeline



- The first occupations took place in 2018, with final occupations anticipated in Winter 2026.
- The play area within phase 2 is open to the public.
- We are currently liaising with North Hertfordshire Highways regarding handover of the adoptable roads within all phases of the development.
- The bus route is due to be opened later this year. This will be monitored by the Local Authority.

Ecology

- We have retained boundary hedgerows and trees and will be improving the woodland to the northeast of the development.
- We will be creating a pond habitat in the balancing pond to the north of the development
- We are incorporating hedgehog links into fencing and adding new bird and bat boxes throughout the site.



Managing Agent

- SHW are the managing agent that we're partnering with on this development, they're responsible for the maintenance of all non- adoptable areas that sit outside of the private conveyancing across the development, these include basins, the play area and private roads.
- Phase 1 and 2 completed and handed over to managing agent.
- The Management Company is 'Meridian Gate (Royston) Managing Company Limited. They will seek to appoint residents as Directors following completion of the development.

Development Plan



How will the development benefit the Local Community?

Linden Homes (part of the Vistry Group) will also support the local community by contributing over £3,246,900 towards:

- Healthcare - £275,211
- First School Education - £995,863
- Middle School Education - £862,158
- Childcare - £13,862
- Public Transport/Highways - £658,982
- Green Space - £115,035
- Waste and Recycling - £51,982
- Footway/Cycleway - £53,004
- Community Open Space and Management - £220,811

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.