



Overview

A summary of what we're building:

- We are building 408 new homes across four individual parcels the first of which now released for advanced sales is Foxglove Place (Parcel H) , 125 plots in total ,this is split across 49 open market plots, and 76 shared ownership and affordable rent properties with our partner Plus Dane. This will include equipped play areas, play fields, landscaped footpaths and cycle ways.
- The development sits on the Northwestern edge of Crewe, a major rail town in Cheshire and adjacent Leighton Hospital which has recently gained planning approval to replace the old hospital with a new modern hospital ready to serve the area, work on this is due to start in 2028, close to Nantwich and with links to the UK through the road and rail links.
- The site benefit's from SuD's or 'sustainable urban drainage' and is designed to accommodate a 1 in 100-year storm event with an additional 40% capacity for climate change.
- The development supports the local community by contributing £5.4 million to fund new cycle paths, the introduction of sustainable travel plans, indoor sports facilities, improvements to NHS services and education improvements, we have also contributed £2.7 million towards Cheshire East's Northwest Crewe highways improvements scheme.

Keeping you updated

Summer is finally here and our latest development, Foxglove Place, Crewe is now open for advanced sales. This is the first of our regular newsletters which will give you updates on major developments and upcoming news.

Site activity

- With the warmer weather, longer days and the rain easing build is now moving at a pace with our permanent sales area on track to open this summer.
- We have all slabs now built, 25 timber frame kits in build and 75 houses watertight and being fitted out.
- Storm and foul water sewers are complete, as are site roads with only final topping and white lining to be completed.
- New 'primary' substation build is complete and awaiting its switchgear to arrive in mid 2027, meanwhile power for this parcel will come from a smaller substation which is now built and ready for go live,
- Works have started on the wider SuD's drainage system including 'attenuation' basins within parcel C/D.

Specific item

Following approval from Cheshire East Council, Flowers Lane has been closed to allow our new roundabout to be constructed, this is now complete with just the approach roads to finalise and is due to be fully opened by the end of July with streetlights, tactile paving at crossing points and signage all in place.

Foxglove Place

Development update

Linden

Homes

Timeline

- The first batch of open market houses are on track to be delivered in July 2026, along with our dedicated sales centre, 16 plots will be completed through July and released for advanced sales. Our partner plots are also close to first completions with around 16 plots handing over in the run up to July.
- Our new roundabout on Flowers Lane is also progressing well, the legal process is complete now and we're looking to bring this fully online before the end of July. Works were expected to take 14 weeks to complete which unfortunately meant some traffic disruption, especially as we work around the existing hospital staff car park entrance to give them access off the roundabout, but our contractors have pulled out all the stops and are on track to open early.
- Crewe historically suffers from a lack of power; to address this and allow for car chargers to every plot, we are working closely with Scottish Power to bring a new reinforced supply into the area which will not only future proof our current and coming soon developments but also the newly announced replacement hospital. To provide this we have invested over £1 million to build a 'Primary' substation located off the old Flowers Lane road, this is now built and secured ready to be fitted out with the new substation equipment which was first ordered in 2023, we will then landscape this to help the building blend into the landscape.
- All site roads are fully constructed to base course with final wearing course to be laid at a later date, this is to reduce any potential damage by site vehicles before we put down the final wearing course and road markings, we are also progressing well with streetlights.
- Utilities are being installed with Gas, Water and Electric installations ongoing along with a high-speed BT fibre service and LED streetlights which provide a better light whilst using less electricity and lasting much longer than traditional bulbs.
- Landscaping is to follow, we are in the new growth season, but installation too soon could result in damage from construction vehicles. In conjunction with the landscaping works we have commenced formation of the first of three 'attenuation basins', these will provide 'storm water' or rainwater storage in the event of an extreme storm events. These are part of the wider development 'SuD's' or sustainable urban drainage system measures, SuD's systems are measures designed to minimise the risk of flooding during what the Environment Agency call extreme storm events, we design the system with capacity to cope with a '1 in 100' year storm event with an additional 40% volume for climate change, to put this in perspective, this equates to 10 extreme storm events in a 1000 year period.
- Future phases, we have also commenced further phases, although these are partner led currently, our partner of choice being Plus Dane Housing, a well-respected local housing provider for whom we are providing 208 houses bringing much needed housing to the area.
- We also have all our Royal Mail addresses now and post codes, these were agreed with Cheshire East planners and are based upon native tree and plant species.

Managing agent

Encore will be the appointed Management Company to oversee the long-term stewardship of the Open Spaces across the site including the SuD's features, footpaths and play fields.

Annual duties and inspections are as follows:

- Health and Safety Risk Assessments - carried out annually for the areas of POS
- POS Features - carry out periodic inspections to ensure all features are fit for purpose and repair as and when necessary.
- Grassland and Borders - mowed and maintained in accordance with the landscape management plan.
- Foliage, hedgerows and weeds - carefully managed in accordance with the landscape management plan.
- Trees - inspections to be carried out at least once per year with routine crown lifting, thinning and dead wooding. Trees will be allowed to mature within their surroundings.
- Attenuation Pond - regular inspections & maintenance including litter removal, inlet/outlet cleaning, vegetation management and sediment monitoring & removal when required. Scrub removal around water margins to improve light, management of the habitat to support fauna & flora.
- Resident Liaison packs - distributed throughout the development, containing a background on Encore, their contact details and signage.
- Litter clearance - will be dealt with promptly on every site visit throughout the year.
- Dedicated Resident Liaison Team - with a 24-hour manned call centre with a guaranteed response within 24 hours for all non-emergencies.

Foxglove Place
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Homes



Overview

Site progress photographs

A new roundabout serving Foxglove Place, Flowers Lane and our neighbours Leighton Hospital, tactile pavements can be seen in the foreground aiding those with poor sight, streetlights and signs are in place with white lining ongoing. The roundabout not only improves access in and out of Foxglove Place for vehicles and pedestrians but also slows traffic creating a safer environment.



Back gardens and fences being installed, the soil on site is great quality topsoil and perfect weather for laying gardens, beyond this you can see installed solar panels on roofs helping to further reduce bills.



Slabs being installed, our plots benefit from ventilated subfloors and high levels of insulation meeting strict building regulations requirements, in the background you can also see timber frames going up with scaffolding in place and reflective layers on the frames, these reflect heat back into the house further improving levels of insulation.

Foxglove Place Development update

Linden Homes