



## 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 provide:

- 150 new houses including 40 affordable units.
- Photovoltaic panels & EV charging are included on all plots.
- 10% Biodiversity Net Gain

### Site activity

- Currently 78 plots have commenced, with various stages progressing, approx. 11 plots at internal fixes.
- Substation is now built awaiting internal fixtures.
- Roads and sewers are complete

### Drainage & Services

- Mains drainage is complete, contributing to reducing the 45% reduction in surface water run off & flooding risks. Further services and new infrastructure is currently underway for new Water, Electric and Gas mains which will service the development off Mill Lane.

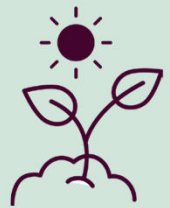
## Timeline



- The showhome openings are due towards the early Summer period of 2026, with first completions following shortly afterwards.
- Public open spaces will begin landscaping works before summer to ensure its establishment in line with first completions.
- Motorway acoustic fence is complete and performing to the designed standards.
- Roads and footpaths are currently being constructed.
- 78 homes are at different stages of construction to date some being at DPC level, slab level, 1<sup>st</sup> or 2<sup>nd</sup> scaffold lift, roof trusses to be formed and some are at pre plaster internals.
- Substation is currently built with internals fixtures to follow.

## Ecology

- Protected species are not currently located on Peel Hall, Radley Lane. However periodic reviews are undertaken to ensure that we comply with any ecological requirements and responsibilities.
- Trees within the project are protected and managed as per BNG metrics & Planning requirements.
- Local water features, such as ponds and brooks, are maintained as required under local authority requirements.



## Managing agent

- We are partnering with Trustgreen on this scheme for the landscape management and maintenance of the general amenity areas being retained or created on the development

## Services

- Aptus are our Multi Utility provider, we are now installing infrastructure for new Water, Electric and Gas Mains that service the development off Mill Lane.



## Development layout plan



## How will the development benefit the local community

Peel Hall will also support the local community by contributing over £9,700,000 towards:

- S106 contributions, local donations.
- £1,165,000 towards public transport.
- £140,000 towards Highways improvements.
- £8,442,000 towards education.
- 10% Biodiversity Net Gain.
- LEAPs, NEAP's, Sports Pitches, Allotments & Community Centre

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:

[radleywoods@lindenhomes.co.uk](mailto:radleywoods@lindenhomes.co.uk)

**Linden**  
Homes