



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

Overview of what's being built. In addition, the development will provide:

- 265 new homes including 101 open market sales as well as homes in partnership with housing providers offering shared ownership and affordable rent.
- An additional 25 open market plots were sold to our partner Platform in June 2024.

Site activity

- 79% of plot build commenced (209 units)
- 74% floors installed
- 60% properties now watertight
- 20% of plots handed over
- All Home Stepper and Home Reach shared ownership units are now sold.

Energy Efficiencies

- Homes available through the open market include Air Source Heat Pumps – an energy efficient heating system powered mainly by renewable heating rather than traditional fossil fuel gas boilers.
- All open market homes for sale will also include EV car charging points.

Timeline



Upcoming works include:

- Off site drainage connection to Lavendar Close to be completed
- Further 10nr Linden private sales plots to be handed over by July 2025
- Energisation of remaining substation

Managing agent

- Trinity (Estates) Property Management have been appointed as the Managing Agent for Pleasley View.
- They are responsible for the general maintenance of the public open space and services include landscaping, play area maintenance, Public Liability Insurance, Health and Safety assessment, inspection costs and company administration/secretarial fee.

Ecology

We have ensured that the development will positively affect wildlife that use area of the site for habitat. The current proposals state that once the full development has been completed, there will be a 66% increase for area-based habitats on the site and 152% increase in hedgerow based habitats.



How will the development benefit the local community?

In terms of S106 contributions, we had agreed to commit the maximum contribution of £879,000 to the Local Council. The fee is to be used mainly to develop off-site highway works with any unused money to go to the local GP practice/service to improve the local facilities and also to the Local Bus Service to improve services in the immediate and wider area.

Development layout plan



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:

pleasley.view@lindenhomes.co.uk

Linden
HOMES