

# Linden Homes @ The Gateway

## Development update

Issue 4 | Winter 2025



### 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:

- There are 65 Affordable homes in this parcel of the site. Future parcels will have an additional 236 Affordable homes.
- Community sporting activity hub – 3 sports pitches & community centre.
- Play Area & LEAP Play Area as part of the infrastructure road accessible to the whole site.

#### Site activity

- First homes completed in January 2025
- Road & Drainage for Infrastructure road progressing
- New road entrance due to open in September 25
- Enabling works will commence in Residential East
- Building of the play area in Roundacre Park has commenced, and the landscaping of the valley area between Phase 1 and Phase 2

### Specific item –

This is a fully electric site that will be heated by a Community Heat Network - this provides the hot water and heating for your property.

The company Metropolitan are responsible for billing and maintenance.

# Timeline



- Infrastructure works continues.
- First plots have commenced build will be ready for completion January 2025
- Show homes launched Summer 2025.
- Future parcels have commenced alongside the Linden phase.



## Ecology

- We have installed a range of Ecological enhancements across the development including the planting of numerous new trees and planting.
- Hedgerows will be protected to increase opportunities for biodiversity.
- We are also carrying out a programme of installation of 2 pole mounted barn owl boxes and 20 bat boxes will be installed throughout the development.



## Managing agent

- Development management companies provide an essential service to ensure housing estates are well maintained – including roads, footpaths & communal green spaces.

## Services

Water Services – GTC - IWNL

Electricity Supplier – GTC – British Gas

Fibre – GTC – OFNL

Heating & hot water – Metropolitan community heat hub

# Development layout plan



## How will the development benefit the local community?

We are proud to have invested over £13.9 million in local schemes to support the community surrounding your new home in Bexhill

- Public open space
- Leisure centre
- Cycle and footpath improvements
- highways improvements
- Local transport
- Library
- Education

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:

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

**Linden**  
HOMES