



## 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

- A total of 439 homes to include affordable homes of mixed tenure
- LEAP (Local equipped area of play), attenuation basins, equestrian path to the north of the site
- Solar panels for all homes that fall under the 2021 building regulations (These are homes that were started after June 2023)
- Car charging – All homes started after June 2024 have car chargers.

## Site activity

- Infrastructure (roads and sewers) are in for the whole development
- Play area to be installed and complete by 2026
- Balancing ponds are all installed and operational
- Site construction works continue at pace, this is one of our busiest sites within our region and a site which scores highly in terms of customer satisfaction and health and safety

## Site Entrance

The site entrance works are now in the final stages and will be complete for the summer

## Timeline

- Sales centre and show homes all open – See website for opening hours
- All pump stations or sub stations for this initial phase are all complete
- Works have started on phase 2. Half these homes are being built in timber frame which is great from a sustainability point of view.
- The compound is now fully operational
- Most roads and sewers on this phase have all been installed and we were able to open up the sandy lane link road a few months ago
- The equestrian route which traverses across our eastern boundary was opened in September 2024



## Ecology

- We carried out bat surveys on 1 of the 2 trees to be removed and no bats were present
- The development has round nesting skylarks
- There are no Tree Preservation Orders at the development

## Managing agent

- Development wide open space play areas/ balancing ponds etc – the managing agent is AFP partnerships  
<https://afpartnership.co.uk/>
- Handover dates yet to be confirmed



## Services

- There are no exclusivity agreements for gas and electric, water however is with IWNL (Independent water networks)
- Fibre is restricted to GTC ISP (Internet service providers)

# Development layout plan



## How will the development benefit the local community?

Linden Homes and Bovis Homes will also support the local community by contributing over **£7,669,461** towards:

- Offsite sports contribution - £662,846
- Primary School contribution - £6,500,000
- Weekly bus cards (upon request by residents) - £33,364
- Library contribution - £100,440
- Health Care contribution - £342,082
- Kerbside recycling - £30,730.00

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:

Sales queries – [Westerngate.Sales@lindenhomes.co.uk](mailto:Westerngate.Sales@lindenhomes.co.uk)  
 Build queries – [NorwoodFarm.Build@lindenhomes.co.uk](mailto:NorwoodFarm.Build@lindenhomes.co.uk)  
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**Linden  
Homes**

# Linden Homes