

# Western Gate, Northampton

## Development update

Issue 3 | Summer 2025

Linden  
HOMES



## 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 unfortunately didn't start as originally programmed due to ongoing discussions with Northamptonshire highways. We are now in the final throws of agreeing the legal paperwork which should see, subject to these being signed, works starting by the end of this year

## 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
- Phase 2
- Works have started in earnest on phase 2 of our development, we are building half of these homes in timber frame which is great from a sustainability point of view.
- The compound is now fully operational
- The majority of 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

## 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

## 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



## 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 layouts



## How will the development benefit the local community?

Bovis Homes & Linden 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 within this newsletter are correct at time of print and are dependent on many influencing 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 related queries – [CollingtreeBH.Sales@lindenhomes.co.uk](mailto:CollingtreeBH.Sales@lindenhomes.co.uk)  
 Build related queries – [Collingtree.Build@lindenhomes.co.uk](mailto:Collingtree.Build@lindenhomes.co.uk)  
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## HOMES

