

# Blue Birch Fields Development update

Issue 1 | Spring 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:

- 77 energy-efficient dwellings made up of 39 Open Market units and 38 in partnership with Leeds Federated Housing.
- Areas of Public Open Space

## Site activity

- First release of homes now available!
- S278 works (Highways) has commence with new entrance to the site being installed off the existing roundabout.

## Affordable Homes

In partnership with Leeds Federated Housing, the development will include 38 affordable units, 21 of which will be offered as Shared Ownership, meaning purchasers have a vested interest in the property they occupy, offering those who need it, a more affordable way to become a homeowner. The remaining 17 units will be available as private rent, in which applications must be submitted, and applicants must meet the criteria.

# Timeline



- Initial sales launch and first release of homes taking place 1<sup>st</sup> March 2025.
- Anticipated first completions are estimated for June 2025.
- We hope to be able to welcome you to our on-site sales office and show home in Summer 2025 where you can get a real sense of space of our energy-efficient homes.
- Ongoing S278 works commenced in February 2025 and are estimated to last for 10 weeks.

## Ecology

- Bat boxes – 10 integrated bat boxes will be installed during construction of applicable units. These provide shelter and breeding sites for crevice dwelling bats.
- Bird boxes – ready made nesting boxes provide shelter and breeding sites for declining garden birds such as swift, house sparrow and starling. 30 Manthorpe boxes will be installed.
- Hedgehog Provision – Hedgehogs have seen significant decline over the last few decades, with one of the major factors being loss of habitat. Hedgehog access holes are to be installed in each new boundary fence line allowing areas to remain connected.

## Managing agent

Greenbelt have been appointed as the Managing Company for Blue Birch Fields. They are responsible for the maintenance of open spaces and associated features including, play areas, hedges, grass cutting,. Please see the Management Company Details leaflet for more information and a cost breakdown.

# Development layout plan



## How will the development benefit the local community?

Blue Birch Fields will also support the local community by contributing over £495,759.38 towards:

- Education Contribution - £326,793
- Highway Contribution - £20,000 for real time bus displays
- Sustainable Transport Contribution - £39,385.50
- Off Site Public Open Space Contribution - £99,004
- On Site Public Open Space Inspection Fee: £2,115.38
- Travel Plan Monitoring Contribution: £8,461.50

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:

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**Linden**  
HOMES