

Haddon Green Development update

Issue 3 | Autumn 2024



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

Haddon Green is part of a larger consortium development, Great Haddon Wood, a large parcel of land undergoing a significant program for new homes and building a new and thriving community with sustainability as a key part of this focus.

Phase 1 of this development built by Linden Homes consists of 88 homes including a collection of 1, 2, 3, 4 & 5 bedroom homes.

The scheme at Great Haddon, which also includes plans for a new primary school, playing fields, local centre and community building, is part of the wider 5,350-home Great Haddon sustainable urban extension of the south west of Peterborough, next to the village of Yaxley.

Site activity

- The construction of phase 1 is 60% complete.
- Site is progressing as per build route and programme.
- All mains installed on the Linden Homes parcel behind the boulevard. The sub station and pumping station is live.
- Linden Homes sales centre and show home opened in October 2024.
- First occupants moved in October 2024.

Timeline



- First homes released for sale in April 2024 with the first residents moved into the development in November 2024.
- Show home is available at this development – The Fletcher
- More information about the development can be found here:
<https://www.lindenhomes.co.uk/developments/cambridgeshire/haddon-green>

Ecology

The Biodiversity Strategy has been developed to provide biodiversity opportunities and enhancements within the development.

Our strategy includes creating of new habitats at this development, including:

- New wildflower and wetland meadow areas and tree and hedgerow planting;
- New hibernaculas for reptiles;
- New barn owl boxes.

Acknowledging the scale of this development, we have an ongoing ecological monitoring and reporting systems in place.

In addition to our efforts on site, we are contributing towards the District Licensing Scheme for Great Crested Newts to create or restore pond habitat within the local area.



Managing agent

- Trinity (Estates) Property Management limited are acting as managing agents
- Trinity (Estates) Property Limited is responsible for the maintenance of public open spaces and communal areas
- Please refer to the Development Information document for the full breakdown of services and charges.

Services

- The water board: IWNL
- Gas and Electric supplier: British Gas
- Fibre: Openreach

5 bedroom home

The Fletcher

4 bedroom homes

The Burnett
The Knightley
The Leverton
The Myline
The Pembroke

3 bedroom homes

The Aslin
The Eveleigh
The Mountford

Pre-sold homes

1 & 2 bedroom apartments
2 bedroom homes
4 bedroom homes

V Visitor parking space
SUDS Sustainable drainage systems
ESS Energy storage system

This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and housetype with the sales consultant. Development layout plan correct at time of production.

Proposed future development

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How will the development benefit the local community?

Through building homes on the current Phase 1, Linden Homes will support the local community by contributing over £1.9 million towards:

- Public Transport
- Education
- Strategic Highway Improvements

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:

HaddonGreen.Sales@lindenhomes.co.uk