

Heath Farm Phases 3 & 5 Development update

Issue 3 | [Winter 2024]

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

Summary of what's being built:

- 100 Open Market and 26 Affordable Units
- Public Open Spaces
- Attenuation basins
- EV charging to all plots
- Photovoltaic panels fitted to units complying with the updated Building Regs (Plots commenced after June 2023)

Site activity

- First occupations have now taken place, and we welcome all of the new residents now living on the development.
- All plots on Phases 3 & 5 have now been constructed up to dpc which will allow continuity of construction.
- The electric sub-station is programmed to go live on the 24th October 2024 to supply the remaining plots on Phases 3 & 5.
- Completion of land drains to the Public Open Spaces.

Specific item – Street Lighting

- Streetlighting is installed throughout the development, until the streetlighting has been formally adopted by the Local Authority and especially throughout the Winter months, it will be regularly inspected and maintained by Linden Homes, in the event that any of the streetlighting is not working, please contact our customer services team and the issue will be addressed.

Timeline



- First Open Market completions took place in August 2024
- First Affordable completions are currently programmed for January 2025
- Sales centre is in place and is accessed from Broadway
- Construction of roads and sewers are complete across the site, including the construction of the foul pumping station that serves Phases 3 & 5
- Installation of Mains Services across the site is ongoing, including the construction of the sub-station which serves Phases 3 & 5 and will go live on the 24th October 2024.
- Landscaping to plots and along the streets has commenced and will be completed prior to handover of units
- Remediation of Phases 6,7,8 & 9 is to commence within the coming months
- Planning application has been submitted and registered for Phase 4 we expect a decision in Spring 2025.

Ecology

- Planting of new trees within the Public Open Spaces approaching Phases 3 & 5 has been completed, this will now contribute towards forming new habitats for birds and other wildlife.
- Introduction of bird and bat boxes will help aid in the conservation of nocturnal creatures, playing a vital role in maintaining a balanced urban ecology



Managing agent

- First Port will be appointed as the Managing Agents for the Heath Farm Development, their duties will include:

Provide Monitoring Services

Insurances for the estate

Grounds Maintenance

General Maintenance

ROSPA Inspections of Playground Facilities

Administration duties

Health and Safety Risk Assessments

Development layout plan



- 4 bedroom home**
 - The Aslin
 - The Mylne
 - The Pembroke
- 3 bedroom home**
 - The Becket
 - The Elmslie
- 2 bedroom home**
 - The Cartwright
- Affordable housing
- ps pumping station ss substation

How will the development benefit the local community?

As part of the original planning permission granted for the Heath Farm Development, a Section 106 Agreement was entered in to in order to provide the following:

Contribution of £1.6million towards the Carrington Relief Road to relieve pressure on the A6144.

Contribution of £56,000 towards improvement works to the Manchester Road / Flixton Road Junction.

Creation of a 'LAP', creating a local area for play, with a minimum activity zone of 100sqm set within a buffer zone of 400sqm.

Creation of a 'LEAP' a local equipped area for play with a minimum activity zone of 400sqm.

Creation of a 'NEAP', a neighbourhood equipped area of play with a minimum activity zone of 1,000sqm.

Contribution of £162,747 towards the provision of playing pitches and improvement of facilities with Partington.

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:

NHQC.Manchester@Vistry.co.uk

Linden
HOMES