

Collingtree Park, Northampton Development update

Issue 1 | Spring 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

Summary of what's being built:

- A total of 1,000 homes to include private and affordable homes of mixed tenure
- Play areas – Across the wider site, there are a large number of LAPS (local area of play) and LEAPS (local equipped areas of play).
- There are two substations on the first phase, both are operational
- Car charging – There are 16amp weatherproof sockets externally or sockets in garages. However, any homes started after June 2024 will have car chargers. These are denoted on the main development plan
- All highways on the first phase have been installed and most of the street trees are in
- Balancing pond is in and operational
- Land to be provided for south northants council to build a school

Site activity

- We are building out the last homes on the first phase which include a number of apartment blocks
- The central open space and play area will be open by summer 2024
- We are moving subsoil from the initial phase into our 2nd phase to be placed into a noise bund which will shield future properties

Balancing pond

The balancing pond at the entrance to the development is installed and takes surface water for the whole of the first phase of the development. It currently holds water, but eventually this will be a dry balancing pond and will only fill up in times of high rainfall

Timeline



- Show home date and marketing suite is fully open. Please see website for specific opening hours
- Central open space and play area – summer 2024
- Roads and footpaths throughout the first phase to be final surfaced later this year
- On the initial phase of 349 homes, there is one play area which is due to be complete by summer 2024
- Phase 2 will be starting in April/May this year, the initial works will consist of site levelling construction of the noise bund, and the initial lengths of road and sewers



Ecology

- Hedgehog highways are shown on the fence key plan, these are located within as many gardens as is feasible
- There is one oak tree with a tree preservation order on Phase 1
- Water vole, White clawed crayfish, Bats, Reptiles, Potentially great crested newts
- Log piles and reptile hibernacula (houses) to be located within the public open space areas



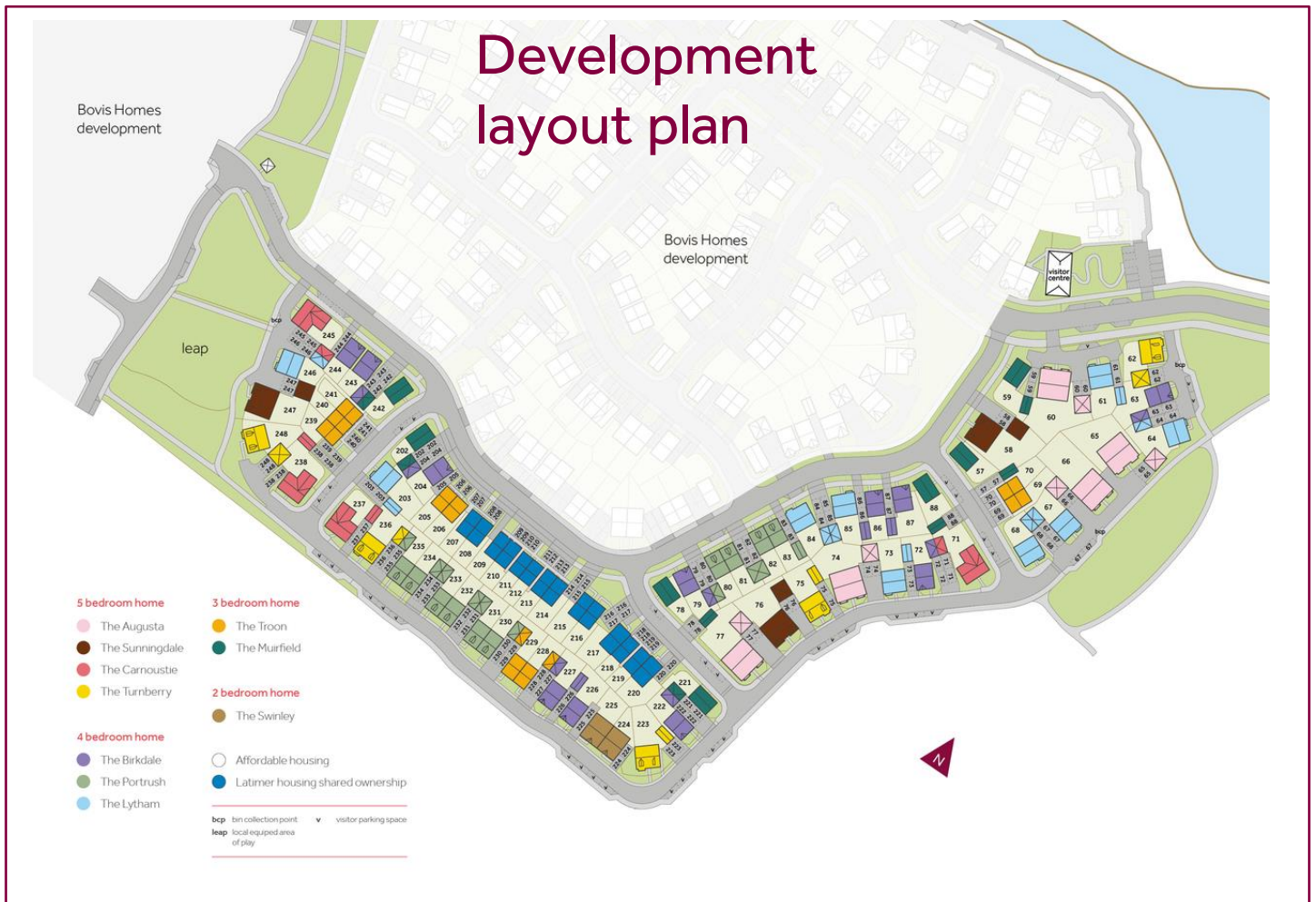
Managing agent

- A Dandy Wren will be the managing agents for the Vistry development. Website and contact details below;
<https://adandywren.com/>
0345 034 0683
- Handover dates yet to be confirmed

Services

There are no exclusivity agreements for gas and electric, water however is with IWNL (Independent water networks)
There are no exclusivity agreements for fibre

Development layout plan



How will the development benefit the local community?

Linden Homes will also support the local community by contributing over **£12,212,000** towards:

- Bus Shelter - £195,000
- Community hall - £327,000
- Health care - £621,000
- Lifetime home costs - £550,00
- Open space maintenance contribution - £1,500,000
- Primary school contribution - £5,400,00
- Public transport - £1,350,000
- Secondary school - £1,368,000
- Transport - £901,147

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:

For sales related queries – CollingtreeLH.sales@lindenhomes.co.uk

For build related queries – Collingtree.Build@vistry.co.uk

For Customer care queries - CustomerService.SCM@vistry.co.uk

Linden
HOMES

