



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 1,000 homes to include private and affordable homes of mixed tenure
- 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 – All home that we have started since June this year will have car chargers. These are denoted on the main development plan
- All highways on the first phase have been installed and all of the street trees are now in, and we will be replacing any dead/dying or damaged trees within this planting season, to be complete by Feb 2025
- Balancing pond is in, and operational
- Land to be provided for South Northants Council to build a school. We are in negotiation with the council to confirm their requirements for this piece of land which sits on Phase 2 of the development

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. The balancing ponds on phase 2 are under construction and have been doing their job during the recent rainfall

Site activity

- By the end of this year, we will have completed nearly all homes on the 1st phase
- We have started roads and sewers and setting up our new site compound on phase 2 of the development, we are hoping the compound will be fully operational by the end of Nov
- The play area opened in September and is being enjoyed by lots of local children. The planting within the open space areas will be all completed within this planting season which ends in Feb 2025
- The noise bund is well underway and all material from our 1st phase has now been relocated. This noise bund is visible from the M1 as you drive past the site. Once the bund is complete, it will be planted with native species which will help screen the bund further and will also offer additional noise attenuation. We are programming these planting works in the planting season starting Nov 2025

Timeline



- Show home and marketing suite is fully open. Please see website for specific opening hours
- Roads and footpaths throughout the first phase
- Phase 2 works are well underway, there has been an extensive amount of roads and sewers that has been installed on this phase and our new compound is being set up. We have started work on a large number of foundations on the new phase with the earliest of these homes due for occupation in April 2025. Some of the homes are being build using timber frame, which is great from a sustainability viewpoint



Ecology

- Hedgehog highways are shown on the fence key plan, these are located within as many gardens as is feasible
- 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
- There is an area of the site that we have dedicated to wild flowers, specifically species that will attract native bees.



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



How will the development benefit the local community?

Linden Homes and Bovis 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:

Sales queries – CollingtreeLH.Sales@lindenhomes.co.uk
 Build queries – Collingtree.Build@lindenhomes.co.uk
 Customer care queries – CustomerService.SCM@vistry.co.uk

Linden
HOMES

