

Woodland Glade Development update

Issue 1 | 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

Phase 1 of the development will provide:

- 99 two, three and four bedroom, detached and semi-detached homes
- Open market – 69 home
Affordable rent – 23 homes
Shared ownership – 4 homes
Social rent – 3 homes
- Each home will have solar panels and an electric vehicle charging point

Site activity

Current site activity

- S278 agreement signed, works started 15th July 2024. Works progressing well and to programme.
- S104 approved and to be adopted by LEEP.
- S38 designs completed and pending approval.
- Pump station works commencing October 2024.
- Compound and welfare cabins moved.
- Culvert works nearing completion.

Next stages

- Piling works to begin on the Eastern parcel commencing early November 2024.

Specific item

Substation works due to commence Q4 of 2024

Timeline



First completions due to take place Q1 2025 (subject to change)

Temporary sales cabin opened July 2024

Permanent marketing suite and show homes due to open October 2024.

Managing agent

As one of the UK's market leaders in open space management, Trustgreen have been appointed to take care of the landscape environment at Brookmill Meadows and will be responsible for

- Public open space maintenance
- Winter maintenance
- Tree works
- Hedgerow management
- LAP inspections, management and maintenance
- Attenuation crates inspections, management and maintenance
- POS railings inspections, management and maintenance
- SUDs, swale and wetlands inspections, management and maintenance
- Health & Safety and inspections

Services

Majority of services laid on Western Parcel (90%) with service also progressing on the Eastern parcel

Ecology

- BMX Track currently in the design stage.
- Hedgehog highways to be included in all rear gardens.
- Bat and Bird boxes to be installed throughout the site.



Development layout plan



How will the development benefit the local community?

We will support the local community by contributing £2,439,408.85 towards:

- Education facilities
- Green routes
- Offsite sports
- Woodland management
- Strategic highway network
- Strategic new licensing
- Travel plan
- CCTV
- Council monitoring

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:

woodlandglade.sales@lindenhomes.co.uk

Linden
HOMES