



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

The development will include:

- 252 new homes.
- 36% S106 affordable housing provision.
- Balancing pond and open space.
- Play area.
- Air source heat pumps and EV charging.
- We have provided access and services to the new school site.

Site activity

- Phase 1 is build complete and fully occupied.
- The final homes are completing on Phase 2.
- Phase 3 is underway and progressing well with the first homes due to complete in Summer 2025.

Adoptable Roads

- There is a legal agreement in place for the adoptable roads on Phase 1 that are to be adopted by the Local Highways Authority, we are also working towards completing the legal agreements for the adoptable roads on Phases 2 & 3.
- The maintenance of all adoptable roads on the development will remain the responsibility of Linden Homes until handover to Suffolk County Council.



Timeline

- The first occupations took place in 2020, with completions anticipated until Autumn 2026.
- The show home and marketing suite for the development remains just off Lady Road at the front of the site.
- At Cavendish View there is a mixture of adopted and private roads. The roads being adopted by Suffolk County Council will be adopted following completion of the development.
- The hedging is to be reinstated to the swales at the entrance to the development.

Ecology

- We have retained boundary hedgerows and trees and will be improving the woodland to the northeast of the development.
- We will be creating a pond habitat in the balancing pond to the north of the development.
- We are incorporating hedgehog links into fencing and adding new bird & bat boxes.



Managing agent

- Gateway Property Management are the managing agent that we are partnering with on this development, they are currently responsible for the maintenance of the open space, private roads, parking courts and landscaping on Phase 1.
- Gateway took on the maintenance of Phase 1 in 2023, the intention is to take on the maintenance of Phase 2 in early 2025.
- Linden Homes will remain responsible for the remaining landscaped areas, private roads and balancing pond in Phase 3 and until handover takes place in 2026.

Development layout plan



How will the development benefit the local community?

Linden Homes (part of the Vistry Group) will also support the local community by contributing over £3,179,413 towards:

- Education and Early Years- £1,438,013
- Highways Improvements- £241,155
- Public Rights of Way- £23,611
- Community facilities- £58,000
- Parish Council notice board- £2,500

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: CustomerService.CentralHomeCounties@vistry.co.uk. For out of hours emergencies, please call **01992 367 859** and select the relevant option.

Linden
HOMES