



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

Overview of what's being built. In addition, the development will provide:

- 86 new homes including 45 open market homes and 41 homes delivered for Guinness Partnerships
- EV car charging points
- PV solar panels
- New on-site pumping station and attenuation tank
- Local Equipment Area for Play (LEAP)

Site activity

- The site will be accessed via a new road entrance off Jossey Lane. Works due to commence Spring/Summer 2024.
- Electrical substation base commenced following legal approval.
- Roads throughout site are in place with base course tarmac only

Drainage

- Mains foul water and service water drainage has been installed throughout site.

Timeline



- We're looking forward to the opening of our show home and sales office in Spring/Summer 2024. Our sales office and marketing suite will be based out of The Becket housetype, whilst The Bentley style of home will be our beautiful, professionally designed show home. We look forward to welcoming you to our launch!
- S106 obligations (off site work to Bowland Close) to commence late April.
- S278 Highways Agreement, to commence following the substation build and energisation. The current transformer pole at the site entrance to be removed allowing works to the new entrance road to commence.
- Works to install the attenuation tank currently due to commence in May.
- Following the attenuation tank, the pump station is to follow with works due to start in June.

Ecology

- The landscape strategy seeks to provide an aesthetically pleasing development for new residents enhanced by planting of ecological value for local wildlife. Habitats on site are diversified by creating wildflower grassland and native scrub in the public areas, with native hedgerow to the site and property boundaries, insect friendly ornamental planting and tree planting which connects the housing to the wider landscape providing foraging routes for wildlife.



Managing agent

- Greenbelt have been appointed as the Managing Agent to care for the public open spaces at Edmund Place
- They are responsible for routine maintenance, regular inspections to check up on any previously identified matters and report any concerns, administrative services such as annual reviews as well as expert consultancy in line with Health & Safety legislation.

Services

Works to services installation are currently ongoing.

Mains water is being installed both on and off site with Chlorination to follow. Plot connections are due Spring 2024.

Mains Gas and Electric supplies are also due to be completed in early Spring 2024.

Development layout plan



How will the development benefit the local community?

Edmund Place will also support the local community by contributing over £292,187 towards:

- Open space for the site is considered to be around 2268 square meters featuring a Local Equipment for Play (LEAP) area.
- The proposed development attracted a financial contribution for secondary school places, this amounted to £274,455

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:

edmund.place@lindenhomes.co.uk

Linden
HOMES