



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:

- 55 new homes built, comprising of private open market sales as well as a mix of Affordable and Shared Ownership homes delivered in partnership with Incommunities, Home Group and Leeds Federated.
- EV charging points to a number of homes.
- Areas of Public Open Space

Site Update

- All homes are now reserved with just 1 remaining legal completion
- All homes on site are now build complete
- All mains and services are installed

Works Undertaken by our Groundwork Contractor in August

- Complete footpath adjacent to plot 1
- Works carried out to the Public Open Space Banking adjacent to plot 1
- Works carried out to the Public Open Space adjacent to plots 19 & 20
- Undertook inspections of the streetlights to ensure the ducting for the cable is in place, any identified as missing to be installed. Once all the ducting is in place Enerveo will attend site to dig connection pits, joint cable, and backfill. This will be carried out week ending 13th September 2024.
- The Highways Department are required to carry out their inspection as part of the Adoption process, a date is to be confirmed. Following the inspection, any remedial works identified will be rectified, this will then allow the groundwork contractor to proceed to complete the block paving and the topcoat of tarmac. A timeline along with scope of works to be confirmed

Works Undertaken by our Landscaping Contractor in August

- Complete all planting to site except for bare root trees and plants which will take place later October/November being the recommended planting season
- Spray Weedkiller to all Public Space area
- Complete Wildflower seeding to Public Open Space

How will the development benefit the local community?

- Education Contribution - £67,187 to be paid to the Council as a contribution to accommodate pupil growth.
- Highway Contribution - £40,307 to be paid to the Council as a contribution towards Leeds Road A653/Challenge Way/John Ormsby VC Way junction improvement works.
- Metro Contribution - £28,132.50 to be paid to the Council as of contribution towards encouraging residents to use sustainable modes of transport.
- Off-Site Open Space Contribution - £84,233 to be paid to the Council in lieu of the on-site provision to be used by the Council to facilitate improvements to off-site open space in the vicinity of the development.

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:

meadow.heights@lindenhomes.co.uk

Linden
HOMES

Development layout plan



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