Cooper Fields

Linden Homes

DEVELOPMENT UPDATE

ISSUE 2 | SUMMER 2026



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 provide:

- 103 new homes.
- A range of 2, 3 & 4 bedroom homes.
- An attenuation basin with areas of sweeping POS and public footpaths.
- All plots will receive photovoltaic panels and EV charging facility.
- Air source heat pumps to some plots.

Site activity

- Show homes are now open.
- Sales area completed June 2026.
- Anticipating first completions Summer 2026.
- Sigma Phase now complete.

ELECTRICAL SUBSTATION

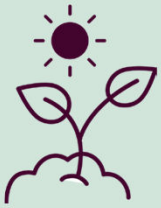
The electrical substation is live with all equipment and switchgear installed.

Timeline

- First completions: Summer 2026.
- Show home marketing suite is now open including the Sweetpea, Lavender & Dahlia.
- Opening date of play parks, larger area of POS: Play area for the site is located in phase 2, currently occupied by the temporary Sales Area.
- Roads and footways into site via the new roundabout access located on Roman Road will be topped and white lined up to the Sales car park – please note that there will be no through access.

Ecology

- As part of Linden Homes' commitment to ecological enhancement, bird and bat boxes will be installed across the development where specified by our ecological consultant.
- Where possible, hedgehog highways will be installed to rear boundaries to adjoining properties.
- POS areas will provide ecosystems with a mix of wildflower meadows, woodland mix planting and native shrubs.



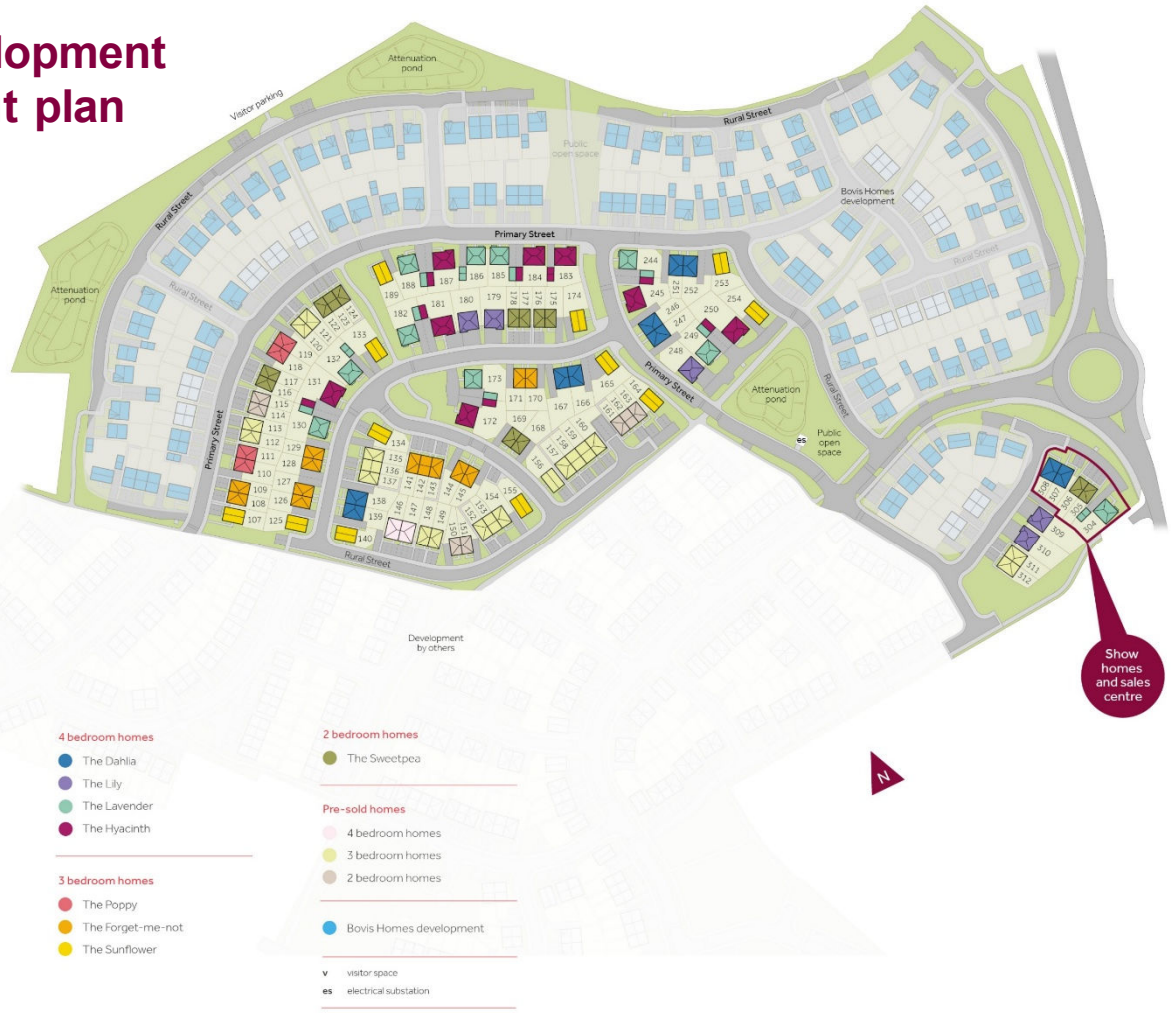
Managing agent

- TrustGreen have been appointed as the Managing Agent for this development.
- Under their maintenance schedule they will cover a range of annual duties and inspections such as:
- H&S inspections.
- Maintain POS areas (features, grassed areas, borders, trees, footpaths and public right of ways).
- Attenuation basins.
- Inspect and maintain the play area.

Services

The electrical substation is now live with all equipment and switchgear installed. Legals are due to be completed within the next month.

Development layout plan



This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.

How will the development benefit the local community?

Cooper Fields will also support the local community by contributing over £3,400,000 towards:

- S106 contributions, local donations.
- £1,000,000 towards education.
- £342,088 towards healthcare.
- £1,875,000 towards Highway Works.

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:

cooperfields.sales@lindenhomes.co.uk

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