

Woodland Glade

Development update

Issue 2 | Winter 2025



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 – 38 home
Affordable rent – 23 homes
Shared ownership – 35 homes
Social rent – 3 homes
- Each home will have solar panels and an electric vehicle charging point

Specific items

Pump Station live and all works completed.
Substation live.

Spine road through site now open to the public.

Site activity

Current site activity

- Works to the S278 roundabout complete with final remedials ongoing.
- S278 - Nedge Lane - Majority of works complete for the pedestrianisation of Nedge Lane. Part of lane currently closed to vehicles with the eastern section likely to be fully pedestrianised by Christmas 2025 following installation of the final signs and bollards. The final surfacing treatment to Nedge Lane will be completed in Spring 2026.
- Footpath/cycleway connecting site to Nedge Lane complete and open to the public.
- S104 approved and to be adopted by LEEP
- S38 designs approved and will be adopted by Telford and Wrekin Highways.

Next stages

- Build continues across both the Western and Eastern parcels, with the first plots on the Eastern parcel due to be occupied Q1 2026.
- Show home opening on the Eastern parcel Q1 2026.

Timeline



Marketing suite and show homes open.

Build completion on Western parcel currently programmed for Q4 2026 (subject to change)

NHQC Pride in the Job award received for 2025.

Show homes due to open on Easter parcel Q1 of 2026.

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 designs confirmed, and contractor appointed - works are to begin in Spring 2026.

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