

St Lukes Park

Development update

Issue 1 | Spring 2024



Welcome to the latest development update for St Luke's Park a new quarterly letter that we will use to provide updates and information on progress across the development, next steps and what to expect

About St Lukes Park

Countryside are currently building the 5th and final phase of the development. Phase 5 consists of 100 new homes, including private sale, affordable homes and private rental properties.

In total St Luke's Park will provide 604 new homes, a primary school and new local amenities including the COOP retail unit café, and open spaces.

Tree works

We are privileged at St Lukes Park to have a number of established and important trees, many of which are protected via Tree Protection Orders. We have recently had an Arboricultural assessment on several of the trees on the estate. This assessment has led to some maintenance works on the trees which you may have been aware of on the Week commencing 18th March. We would like to apologise for any disturbance caused.

Site activity

- On site works are progressing well in phase 5 of the development, with our first residents of this phase moving into their homes in November 2023.
- Works will continue throughout 2024 and progress towards the South-eastern part of the site. It is anticipated that this phase will be completed in Spring 2025.
- The site compound is due to be reduced in scale and partially relocated in April/May, to allow for the remaining units on site to be constructed.
- We understand that contractor parking has been a concern for residents in the past, on previous phases. As a result, Countryside's site team regularly remind our sub-contractors to only parking in the subcontractor car park provided. While we are trying to be as vigilant as possible, please do let us know of any concerns that you may have in relation to subcontractor parking across the development.

Streetlighting

- We are aware that there are some faulty streetlights on the approach road to St Lukes Park and we have undertaken an audit of the faulty lights and will be undertaking remedial works shortly to rectify this issue.

Timeline

- The first occupations of phase 5 at St Lukes Park took place in November 2023, with completions anticipated until Spring 2025.
- The Show Homes and Marketing suite for the development remains on the corner of St Lukes Way and Gate Field. However, we have recently also opened a View Home in phase 5, plot 581.
- The wider development is abutted by Public Open Spaces to the East and West of the development, referred to as the Eastern Meadows and Western Meadows. The Eastern Meadows is open to the public. The Western Meadows landscaping is yet to be completed and is pending some works to be undertaken by National Grid in relation to pylon maintenance. We will provide further updates on anticipated completion dates in future correspondence.
- In phase 5 there is a mixture of adopted and private roads. The roads to be adopted by Essex Highways will be adopted following completion of the phase.

Managing Agent

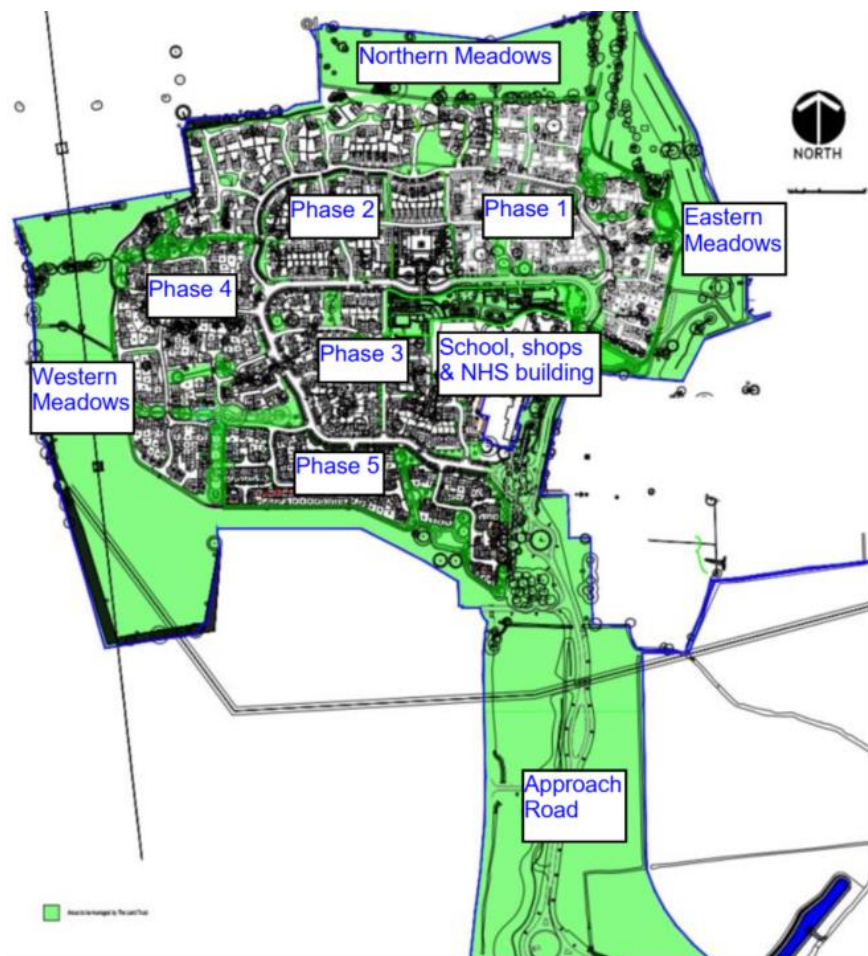
- The Land Trust took on the maintenance of St Lukes Park in March 2019. They are currently responsible for the following landscaping:

- Approach road
- Phase 1, 2 & 3
- Half of phase 4 (areas to the north of Baines Place, other than Fresson Place)
- Attenuation pond and bunds located in the Eastern Meadows

Countryside remain responsible for the other landscaped areas of the development and will be handing these areas over to the Land Trust in due course.

Apartment blocks on phase 5 will be managed by Trinity Estates or the Chelmer Housing Partnership (affordable apartments)

The school, shops, Chapel and NHS building are managed by third parties.



Roads and Parking

We would like to take this opportunity to remind residents to park considerately. All properties are provided with parking spaces and/or garages, however, we are aware of reports of residents parking on private roads and turfed areas. In the recent wet weather parking or driving on turfed areas causes damage to the grass which is both unattractive and will result in more maintenance being undertaken.

Following discussions with residents and Ward Councillors, we will be installing some additional traffic bollards along the approach road to demark the roadway and the adjacent soft verge. It is hoped that this will reduce the number of vehicles veering onto the soft landscaping adjacent to the road.

Development Layout Plan

RU



How will the development benefit the local community?

Countryside has made financial contributions of over £16 million in relation to our St Luke's Park development. Contributing towards education, healthcare and public art.

St Luke's Park also benefits the local community through the provision of a new primary school on the site – St Luke's Park Primary School, and by undertaking road improvement works in the local area.

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:

[DevelopmentName@Brand]



COUNTRYSIDE
Homes