

St Lukes Park

Development update

Issue 4 | S P R I N G 2 0 2 5



Welcome to the latest development update for St Luke's Park, where we seek to provide you with an update about the development .

About St Lukes Park

Countryside are currently developing 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.

The Old Chapel

The development benefits from the retention and conversion of a few listed buildings on the site, including the former chapel building located near the Sales and Marketing suite. We are pleased to be able to confirm that it has recently been agreed that a private nursery provider will be leasing this space, providing a new facility on the development. It is understood that the new facility will be operation in late summer/autumn of this year.

Roads and Parking

The roads on the estate are a combination of private access roads and adoptable highways. The adoptable highways are due to be adopted by Essex Highways , but whilst the adoption process is being undertaken, Countryside Partnerships remain responsible for the adoptable roads. Following the recent damage to the broken road signs at Corsellis Close and Stokes Link, we can confirm the repairs will be carried out shortly.

Please drive carefully and considerately around the development.

Wider Development Works

We are pleased to announce that planning permission has been granted for the installation of a pedestrian crossing in front of the Administration Building. Work on this project will commence in due course. We will keep you informed of any potential road disruptions prior to the start of the installation.

We are aware that several street columns are not working on the approach road and we have instructed diagnostic works to identify the problem so that we can seek to get the issue resolved shortly.

Timeline

- The first occupations of phase 5 at St Lukes Park took place in November 2023, with completions anticipated until Summer 2025.
- The Show Homes and Marketing suite for the development remains on the corner of St Lukes Way and Gate Field.
- 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.

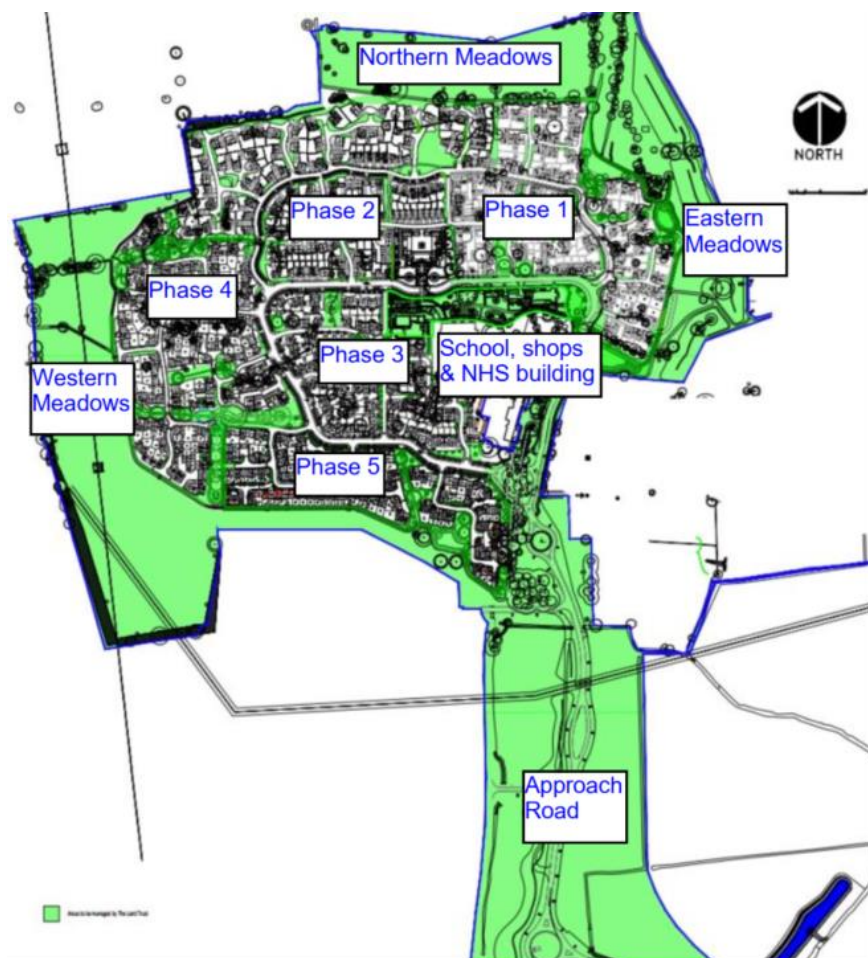
Managing Agent

- 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
 - The majority of phase 4 – excluding the ditch area adjacent to St Lukes Way
 - The Eastern Meadows, with the exclusion of the kick about area which requires some further remedial works. The extent and timing of these works are currently being discussed with our subcontractor.

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 are managed by Trinity Estates or the Chelmer Housing Partnership (affordable apartments)

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



Site activity

- This spring we are continuing to build out the final section of phase 5, with final completions of this phase of the development anticipated in Summer 2025.
- Flemings Farm Close continues to be a shared access route for residential and construction traffic, the careful supervisor of banksmen will continue until the construction traffic is no longer required to use this access road.

Development Layout Plan

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How will the development benefit the local community?

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

St Lukes Park also benefits the local community through the provision of a 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:

St Luke's Park



COUNTRYSIDE
Homes