

St Lukes Park

Development update



COUNTRYSIDE
Homes

Issue 3 | Autumn 2024



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 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.

Site activity

- This autumn we are delivery the two last apartment blocks on the development, along Flemings Farm Close.
- The opening of Flemings Farm Close will mark the opening of our final road on the development, albeit the road will be shared with construction traffic, under the careful supervisor of banksmen.

Tree works

As noted in the last email, we have sadly experienced the decline of some of the established trees along Hughes Crescent, near Bonnell Close. In advance of these trees being monolith (under advice of our Arboriculture consultant) , you may have noticed a bat dusk to dawn survey being undertaken recently. Following the conclusion of this survey we are planning for the trees to be monolith in early October and to plant new trees to replace the trees which have been lost.

The Leyland Cypress trees on the eastern boundary of the current construction phase, and adjacent to the pedestrian walkway leading from Kemble Way, are due to be removed in October. This is as proposed in the arboriculture report to allow more room for growth for the protected Oak trees in this area.

Finally, the trees between Southlands Farm Way and Flemings Farm Close are also due to be pruned in October. We will seek to keep disruption to a minimum.

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

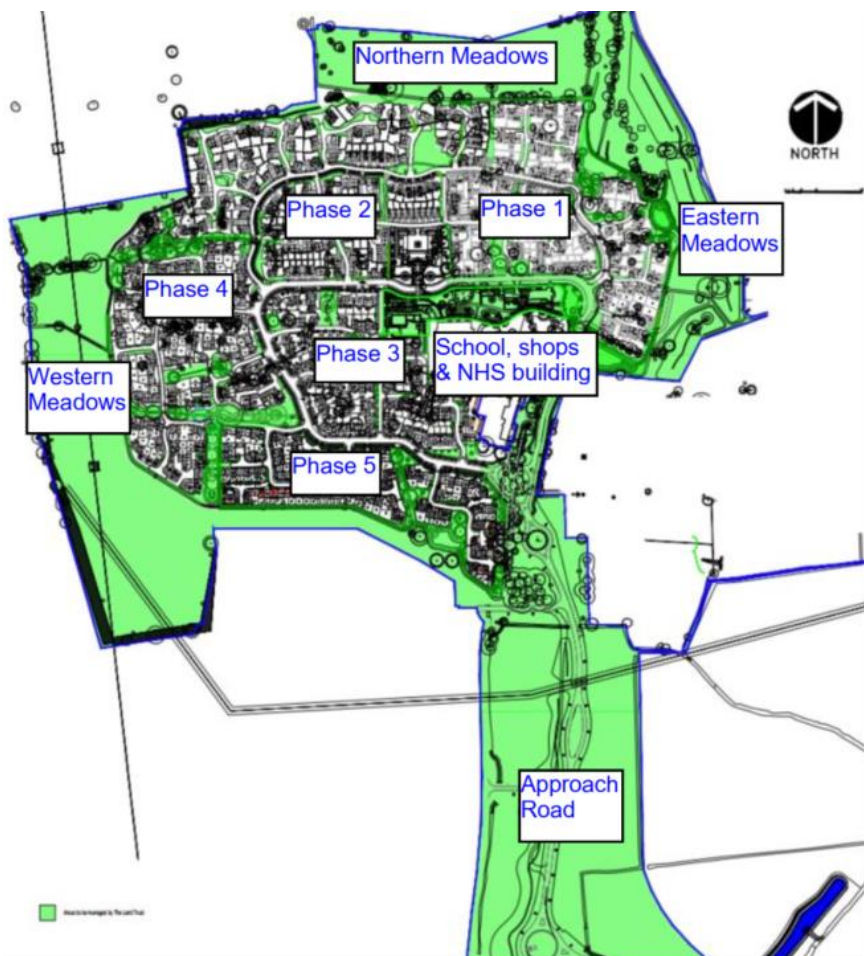
- The Land Trust took on the maintenance of St Lukes Park in March 2019. They are currently responsible for the following landscaping:

- Approach road
- Phase 1, 2 & 3
- Half of phase 4 (areas to the north of Baines Place and Bonnell Close landscaping)
- 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 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 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.

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 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:

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