

# Eastbrook Village Development Update

Issue 2 | Summer 2024



## 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

This development will include:

- 408 new homes
- A range of 2, 3 & 4-bedroom homes
- A mix of terraced, semi-detached and detached homes
- Play area and open green space
- Whinny Brook

### Site activity

- Whinny Brook landscaping establishment
- Phase 2 construction to commence imminently
- Piling to commence for the next phase
- Roads and sewers construction for phase 2 to begin

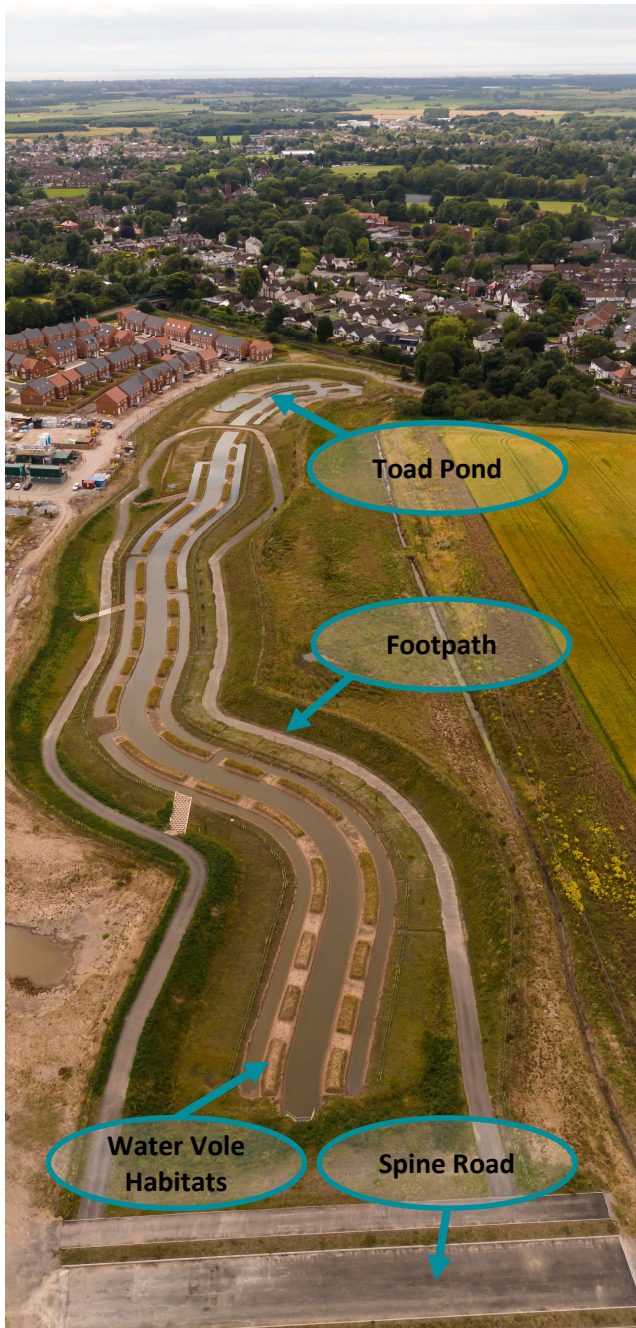
## Phase 2 Approval

On 24<sup>th</sup> July 2024, Countryside gained planning approval to build the next phase. This will include 124 new homes.

The spine road connecting Poverty Lane to School Lane will continue, which is anticipated to be opened in Summer 2026.

## Timeline

- All Phase 1 homes are sold and occupied.
- Phase 2's was given planning approval 24<sup>th</sup> July 2024. Construction of this stage will begin imminently, for an extra 124 units. It is anticipated this phase will take 18-24 months to complete.
- The roads and sewers are complete for phase 1 of the development. Further work will be carried out during the adoption of the roads and footpaths aligning to Sefton Council's requirements.
- The works along Poverty Lane will commence following approval from the Council. This includes formation of the permanent bus stops and speed bumps.
- Whinny Brook's construction and landscaping planting is complete.
- Show Homes are re-opening ready for the release of new homes in phase 2.



## Whinny Brook (Pictured)

Whinny Brook's construction and landscaping planting is complete.

The brook's landscaping is currently establishing. Once the brook is fully established, we will be able to reintroduce the water voles, a protected species, back into the brook.

Once the water voles have settled into their habitat, we will be able to open the brook to you.

## Services

The services (gas, water and electric) are complete for phase 1 of the development, which includes 125 units. Phase 2 works have begun.

## Care Home – Liberty

Liberty have been granted planning permission to build a care home on the scheme, located at the front of the development on Poverty Lane.

For more information about the development, please go onto Sefton Council's planning portal and search to view a planning application, entering the planning reference: DC/2023/02111.

## Piling Works

Piling works (installation of vibro stone columns) for Phase 2 will recommence 30<sup>th</sup> September 2024. At times, this may be noisy and may create minor vibrations felt in your home.

Countryside have vibration and noise monitoring in place and will work within the approved tolerances. Please be assured, these vibrations will not cause any structural issues to your home.



# Development layout plan



## How will the development benefit the local community?

Eastbrook Village will support the local community by contributing over £3,300,000.

### This month Countryside have contributed £1,396,283 towards:

- Canal Contribution £95,180
- Highway Improvement Contribution £137,219
- Education Contribution: £1,163,884

## Education Contribution

The education contribution will fund (with Persimmon Homes' contribution) the extension of Summerhill Primary School. This includes:

- a two-storey extension classroom block
- extending of existing hall
- provision of internal mezzanine floor and raising of hall roof
- Erection of single storey extension to form office with linking corridor extension
- new playground area
- expansion of car parking area
- installation of low level and perimeter fencing to match and landscaping

For further information please search the planning reference (DC/2024/00746) on Sefton Council's planning portal.

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:

[eastbrookvillage@countrysidehomes.com](mailto:eastbrookvillage@countrysidehomes.com)



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