Tattenhoe Park Phase 3
Development update

July Issue 2026





Keeping you updated

We wanted to provide you with an update on the development at Phase 3 and what you can expect from us over the coming months.

Overview

Countryside Homes part of the Vistry Group is currently building some of Tattenhoe Park. Phase 3 consists of 318 new homes, including private for sale, affordable and private rental homes. The last home is due to be completed in Summer 2026.

The Phase 3 development will provide:

- 318 New homes delivered by Countryside Homes.
- 92 Affordable Homes delivered by Countryside Homes in partnership with Sage Housing Group
- 51 Privately rented homes delivered by Countryside Homes in partnership with Leaf Living
- 175 Private for sale homes
- Section 106 contributions – final estimate of £10M to local community and facilities
- Countryside Homes is targeting a build completion date of the phase 3 site in Summer 2026.

Timeline

- 316 homes are complete on Phase 3 and all homes are now sold.
- Road & Drainage adoptions are being progressed, working with Homes England and Milton Keynes County Council. A programme of works is still to be confirmed due to the complex nature of this process.
- Phase 7 was launched for Sale in Autumn 2025 with two new show homes. Phase 7 comprises a mix of 2–5-bedroom homes with a range of internal layouts.
- The marketing suite and two show homes for phase 7 are located off of Twain Way.
- Works to Phase 7 which is our second Phase on the development started on site December 2024.

Site Activity

- Works have commenced to install a new Children's Play Park on the central open space.
- Countryside Homes will be constructing an offsite swale in the allotment area to the south of the site as part of the Surface Water Drainage Strategy. A date is still to be confirmed for these works to start but this should not inconvenience residents in anyway.
- Countryside Homes need to construct a footpath to the east of plots 301-306, 287-293 (adjacent to Snelshall Street) which will connect Priestley Drive to the Local Centre. There will also be some remedial works to the existing Redway to bring this up to an adoptable standard. These works are likely to commence in Summer 2026 and affected residents will be written to separately regarding specific start date and likely duration of the works.

Local Amenities

There are many areas of green space and activities available to residents in the surrounding Milton Keynes Parks Trust areas, encompassing Valley areas, Woods and Lakes. There are activities ranging from Park Runs, Outdoor Nature play sessions for under 5's, Community Volunteering and Bat Walks.

Further details of these can be found direct on The Parks Trust website.

Ecology

Areas of high ecological value, such as hedgerows, mature trees, and standing water, have been preserved. Key protected species, including great crested newts, bats, and nesting birds, have been safeguarded through appropriate mitigation measures; and pre- construction surveys for badgers and a mature tree have been carried out to ensure proper protection. Efforts are also being made to manage invasive species and avoid any harm to local wildlife throughout construction.

Road & Drainage Adoptions

Homes England have an obligation to complete the Foul and Surface Water Drainage across Tattenhoe Park to an adoptable standard. Discussions are ongoing between Anglian Water and Homes England to agree the remedial strategy, then works will be instructed. Once these works have been completed, Countryside will then be able to complete any remedials on the Section 38 roads ready for adoption.

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

Customer.Service.CentralHomeCounties@vistry.co.uk.

For out of hours emergencies, please call **01279 972641** and select the relevant option.

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Development Plan – Tattenhoe Phase 3



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How will Tattenhoe Park benefit the Local Community?

Countryside will also support the local community by contributing over £10M towards the local community. This includes support for education, community infrastructure, and sustainable transport features such as enhanced cycle and pedestrianised roads, crossings and pathways.

- Provision of Affordable Housing- The development includes 30% affordable homes, ensuring a mix of housing options and helping to create a balanced community.
- Improved Local Connectivity and Offsite Highway Improvements: The site benefits from its location near key transport routes, including Bletchley (3 miles), Milton Keynes Central (4 miles), and the V1 Snelshall Street, improving access to the Oxford-Cambridge Corridor and London, which enhances commuting options for residents.
- Public Green Spaces: The development incorporates high-quality landscaped parks and open spaces within the Tattenhoe Park Valley network. These areas are designed for walking, cycling, and recreational activities, contributing to residents' well-being and the area's ecological sustainability.
- Provision of construction apprenticeships, work experience and supporting local people into job vacancies on site.
- Sustainability and Flexibility: The inclusion of Flexible and Extendable Homes (FEHs), with features like adaptable floor plans and modular construction, allows homes to evolve with changing family needs, supporting long-term sustainability and flexibility for residents.
- Central Square as a Community Hub: The Central Square will serve as a central gathering space with active frontages, communal areas, and retail opportunities, promoting local interaction and creating a social hub for the development and surrounding areas.
- Safe and Secure Environment: The development is designed with Secure-by-Design principles, including gated rear access paths, well-lit streets, and clear front garden boundaries, ensuring a high level of safety and security for residents.



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