

St Lukes Park

Development update

Issue 5 | SUMMER 2025



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 coming to the end of 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.

Site Activity

This summer we are building the final completions of Phase 5 with occupations following on. You will continue to see site present on site as the wider development items are completed.

We have begun the conversion of our Sales and Marketing suite and Show homes, these plots are due to be occupied in Autumn 2025. Following the conversion of the Show homes, the current Sales Car Park is soon due to be reinstated into a welcoming public open space, as originally consented at planning.

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.

Please drive carefully and considerately around the development.

Wider Development Works

As noted in the previous Newsletter, planning permission has been granted for the installation of a pedestrian crossing in front of the Administration Building. Works are anticipated to commence the Summer. We will keep you informed of any potential road disruptions prior to the start of the installation.

We are aware that several street columns were not working on the approach road, the works on the columns have now been completed and are due to be reconnected shortly.

St Lukes Way is due to be tarmaced prior to Autumn 2025, our site team will manage the works, apologies in advance for any inconvenience and disruptions this may cause.

Timeline

- The first occupations of phase 5 at St Lukes Park took place in November 2023, with final occupations anticipated Autumn 2025.
- 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 in the next planting season (Autumn 2025).
- In phase 5 there is a mixture of adopted and private roads. The roads to be adopted by Essex Highways will be adopted in line with the wider development.

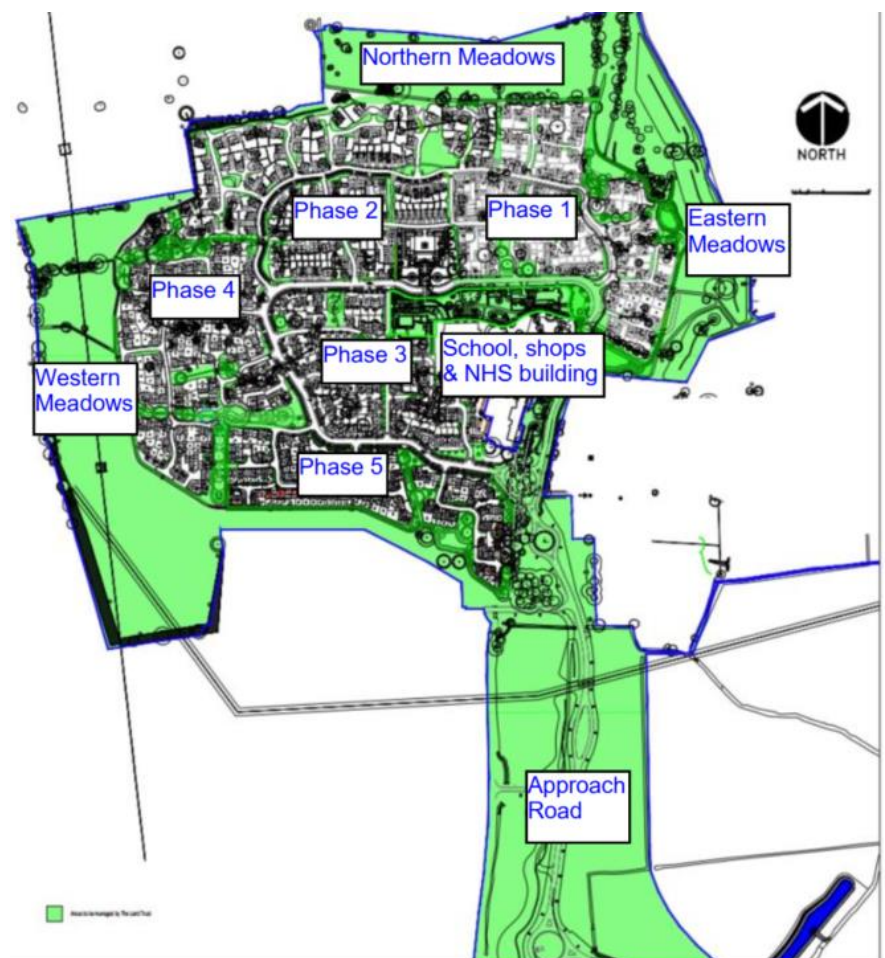
Managing Agent

- 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. We are in ongoing discussions with our subcontractor regarding the schedule of these works, these improvements are scheduled to be completed shortly and we anticipate handing over the area soon.

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.



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.

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