

St Lukes Park

Development update

Issue 6 | AUTUMN 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 autumn we are processing with the final occupations of Phase 5 and the site development. You will continue to see site present on site as the wider development items are completed.

Works have commenced on the transformation of the previous Sales Car Park. This area is being reinstated as a welcoming public open space, in line with the original planning consent. In addition, the conversions of our Sales and Marketing Suite along with the Showhomes are now underway. These plots are on track to be occupied with by Winter 2025.

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

Planning permission has been granted for the installation of a pedestrian crossing in front of the Administration Building. Works have commenced this September. We will keep you informed of any potential road disruptions prior to the start of the installation.

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

We're also preparing to begin works on Western Meadows this Autumn. The approved plans include a trail route through the meadows, as well as new play equipment located at the Western end of the development.

Timeline

- The first occupations of phase 5 at St Lukes Park took place in November 2023, with final occupations anticipated Winter 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 this 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.

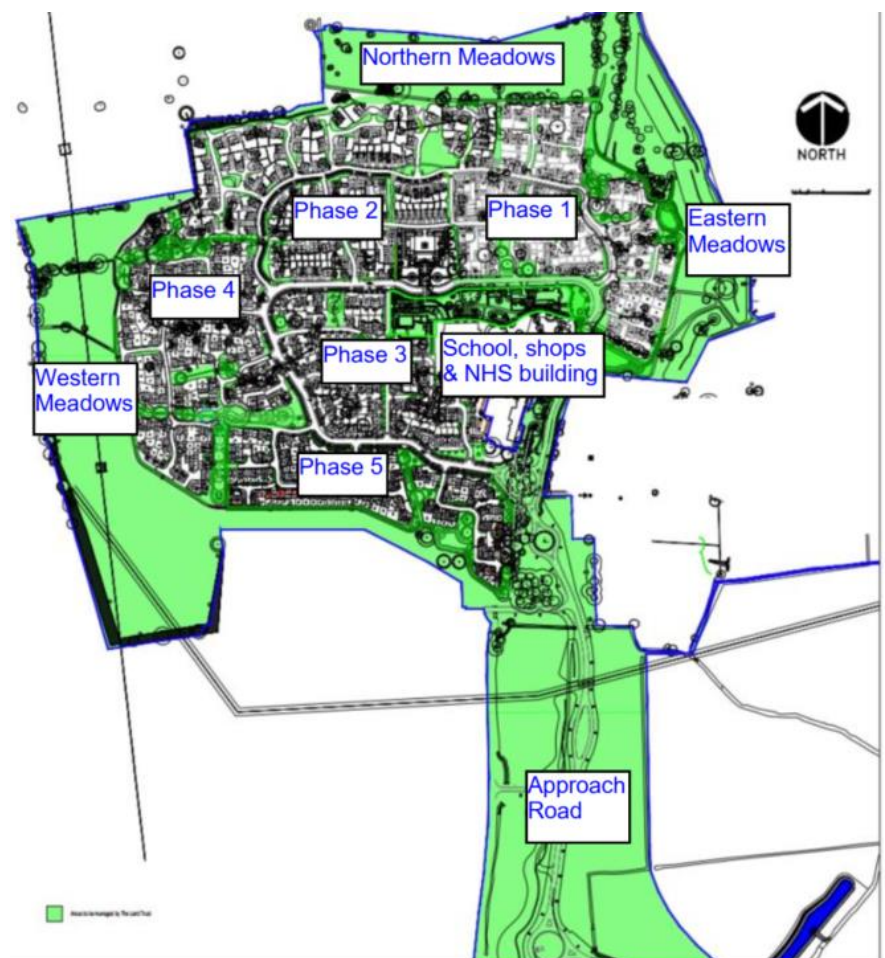
Managing Agent

- 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. The schedule of the Kick About Area works are to be completed this planting season and we anticipate handing over the area this Autumn.

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 is due to be in operation in September 2025.

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