

Eastbrook Village Development Update



Issue 1 | Spring 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

The development will include:

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

Site activity

- Whinny Brook Remedial work
- Final phase 1 handovers to be completed Summer 2024
- Roads and sewers construction for phase 1 is complete
- Rising main work to begin Spring 2024

Rising Main

The rising main work will begin in Spring 2024 with an anticipated completion date in Summer/Autumn 2024. This work will be carried out outside of the development boundary along Poverty Lane, Molyneux Road, Heathfield Road, Summerhill Road and Melling Lane.

We are working to minimise the disruption to local residents by reducing the length of road being worked on at any one time. We apologise for any inconvenience this may cause.

Timeline

- All Phase 1 homes are sold.
- Phase 2's construction is currently on hold as we await determination from planning which will allow Countryside to build phase 2 (an extra 124 units). This is anticipated to be determined during Summer 2024.
- 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.
- The roundabout which forms the entrance to the site is complete.

Managing Agent

Trustgreen have been appointed to manage the public open space and play areas.

The handover of these areas are commencing. Whinny Brook is anticipated to be handed over by Summer 2024.

Trustgreen will be managing the open space, play area and Whinny Brook.

Ecology

Work has been carried out on Whinny Brook which involves achieving reservoir status to manage the surface water on site.

The work includes the construction of toad ponds and water vole habitats within the pond.

Whinny Brook is currently undergoing its landscaping work which includes planting trees and seeds to enhance the area for the reintroduction of the Water Voles – a protected species.

Bird boxes are being installed to homes.

Phase 2 Continuation

Phase 1 consists of 125 homes – private ownership, private rent, shared ownership and affordable rent. These 125 homes will be completed and handed over to the homeowners by June 2024.

Services

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

Development layout plan



How will the development benefit the local community?

Eastbrook Village will also support the local community by contributing over £3,300,000 towards:

- S106 contributions, local donations
- Canal Contribution
- Education Contribution
- Health Contribution
- Highways Improvement Contribution
- Highways Monitoring Contribution
- Public Transport Contribution

We will also be providing:

- Spine road connecting Poverty Lane and School Lane
- Equipped area of play
- Whinny Brook – Reservoir
- New bus stop locations with lit shelters along Poverty Lane
- Traffic calming measures along Poverty Lane

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



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