

# Eastbrook Village Development Update



Issue 4 | Summer 2025



## 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 ongoing
- Roads and sewers construction for phase 2 complete
- Whinny Brook Remedial work complete
- Poverty Lane Road Works to Commence

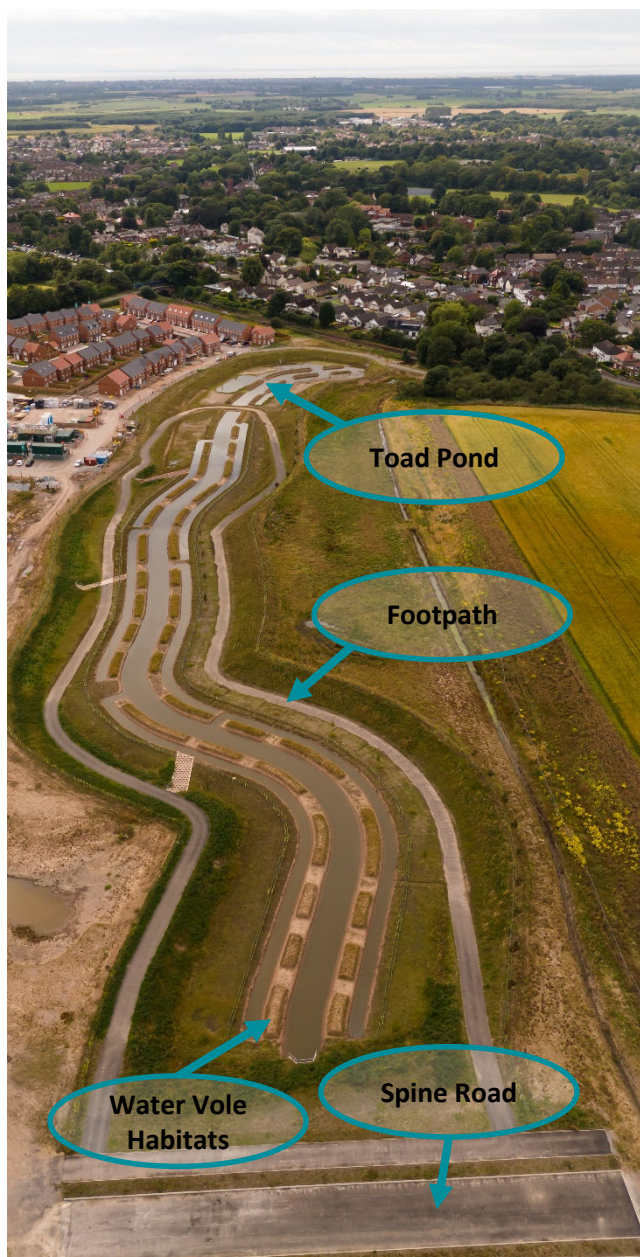
### Phase 2

The first handovers of phase two completed prior to Christmas! Construction is ongoing for phase 2.

The S278 works (work along Poverty Lane) have achieved technical approval from the Council. We are working with the Council to start the works within the next year.

## Timeline

- All Phase 1 homes are sold and occupied.
- The first phase 2 plots completed prior to Christmas 2024. The whole phase comprises an extra 124 homes which is anticipated to take 18-24 months to complete.
- There are 153 Vistry homes occupied. 113 Persimmon homes occupied.
- 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 have gained approval from the Council. The works are due to commence during the summer school holidays.
- Whinny Brook remedial work complete.
- Water Voles (a protected species) to be released back into the brook Summer 2025.



## Whinny Brook (Pictured)

Whinny Brook's remedial work 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. The release is anticipated for Summer 2025.

## 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 begun construction 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.

## TrustGreen

It is anticipated TrustGreen will be managing Whinny Brook from Autumn 2025.

They will be managing the open space, play area (once installed) and Whinny Brook.



# Development layout plan



## How will the development benefit the local community?

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

- Canal Contribution
- Education Contribution
- Health Contribution
- Highway Improvement Contribution
- Highways Monitoring Contribution
- Public Transport Contribution

## Summerhill Primary School

The education contribution will fund (with Persimmon Homes' contribution) the extension of Summerhill Primary School which has gained planning permission.

We do not currently have any further information as to when construction will begin.

However, to view the plans for the development, 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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