

Eastbrook Village

MILTON KEYNES EAST



MAY 2026 NEWSLETTER

EASTBROOK VILLAGE

Welcome to the May edition of the Eastbrook Village newsletter. In this update, we're pleased to share the latest news and progress as work across Eastbrook Village continues.









MAIN SITE UPDATE

We're pleased to report strong progress across several areas of the project, with several key milestones now achieved. A summary of the latest updates is set out below.

WHERE WORK IS HAPPENING



Key

- | | |
|--|--|
|  Flood Plain Link works |  Primary Street 1 North |
|  Enabling works at Parcels 1 and 2 of the Northern Neighbourhood |  Eastern Perimeter Road North |
|  Preparation works at Employment Land East |  First homes under construction (in Parcel B1, previously known as phase 1a) |
|  Primary Street 1 South | |
|  Pump Stations 1 and 2 (labelled) | |

SITE UPDATE (cont.)

Flood Plain Link works

Good progress has been made on the new bridge, with the main concrete structure now complete. This includes the bridge deck (the surface vehicles will drive on), as well as the supporting walls, beams, and safety edges. Waterproofing has also been installed to help protect the structure from water damage, with most of the bridge deck now sealed. With these key structural works now complete, we have moved into the next stage of works, which includes installing the road surface tarmac so the bridge can eventually be opened to vehicles. Kerbing and white lining works will then follow. **(Shown in orange area on map)**

Ground works

Work to level the ground across parts of the site is underway. This involves moving soil from higher areas to lower areas to create a more even surface. These works will shortly be commencing along the Eastern Perimeter Road (EPR) within the northern parts of Parcels 1 and 2 in the Northern Neighbourhood. **(Shown in red on the map)** Preparation work is also commencing in the Employment Land East area during this period. **(Shown in blue on the map)**

Pump Station remedial works

Works are ongoing to repair and improve the two wastewater pump stations, which help move sewage through the underground pipe network, and progress is continuing well. Pump Station 1 is now approximately 95% complete, while Pump Station 2 is around 85% complete. **(Shown in pink areas on map)**

Utilities and infrastructure

Key infrastructure elements continue to move forward. Streetlights have been installed and tested, and foul drainage installation in respect to package 1 of the Strategic Highways Infrastructure has now been completed.

Archaeology

All required archaeological works have now been completed and formally signed off. The areas have been fully investigated and released for construction. A further area is anticipated to require archaeological investigation in the near future, and further updates will be provided once the works are due to commence.

Site update

Following the departure of Laing O’Rourke, Berkeley Group Plc has established a new infrastructure site office to ensure the project continues to run smoothly and to maintain strong on-site coordination.

Primary Street 1 South — (shown in purple on the map)

Construction has now commenced on the extension of Primary Street North, with good progress being made across the works:

- Topsoil stripping has been completed, and approximately 85% of the earthworks are now finished.
- Installation of foul and stormwater drainage pipes is around 75% complete.
- Installation of drainage gullies and outfalls is approximately 20% complete.

Primary Street 1 South extent of works



Primary Street 1 North

Construction has also begun on Primary Street 1 North

- The topsoil has been stripped and 85% of the earthworks has been completed
- Installation of foul and stormwater pipes is 75% completed
- The drainage gullies and outfalls are 20% completed

SITE PHOTOS



Pump Station 2—progressing well



First homes under construction



Primary Street 1 South—extending from
Elverby Health and
Community Centre



Flood Plain Link—good progress made

KEEPING IN TOUCH

Our team has been putting in place measures to provide easier and more regular access to information about progress on the site.

We have set up a new **project website**—www.eastbrookvillagecommunity.co.uk

If you would like us to keep you up to date with the project’s progress, or have any questions, please get in touch via the *Contact Us* page on our website.

We have also created a Facebook and Instagram page for the project. You can find their links below.

Facebook



Instagram



NEXT PHASES OF DEVELOPMENT

Following strong demand for the homes currently under construction, proposals are being developed for the next phase, which will be located directly to the east and west of the first phase of development currently under construction. Further details are available on our website. (www.eastbrookvillagecommunity.co.uk)