

Eastbrook Village

MILTON KEYNES EAST



JULY 2026 NEWSLETTER

EASTBROOK VILLAGE

Welcome to the July 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 delighted to report significant momentum across the project, with a number of major milestones now reached. The latest updates are summarised below.

WHERE WORK IS HAPPENING:



KEY:

- | | | | |
|---|---|---|-------------------------------------|
|  | Flood Plain Link (FPL) Enabling Works |  | Primary Street North (PSN) 1, 2 & 3 |
|  | Enabling works at Parcels P1, P2 and P3 |  | Berkeley Residential Phase 1a |
|  | Enabling works to Employment Land East |  | Pump Stations 1 and 2 |
|  | Eastern Perimeter Road (EPR) North |  | River Ouzel Bridge (ROB) |

INFRASTRUCTURE UPDATE

Significant progress continues to be made across the infrastructure works at MKE, with multiple projects reaching key milestones and others moving into the next phase of delivery.



Floodplain Link (FPL) Enabling Works

178,000m³ of subsoil is being repurposed from employment land to the FPL and the diversion of the twin rising main.

Employment Land

Enabling works are now underway, with topsoil stripping and cut and fill operations of subsoil material progressing well. This will form ground plateaus for employment land sheds to be built onto.



River Ouzel Bridge (ROB)

The ROB works are nearing completion. Street lighting, vehicle restraint system (VRS) and utility installations are ongoing. The Redway connection from Phase 1 through to beneath the bridge has reached binder course level. With completion anticipated by the end of July, Statom have also commenced decommissioning of the site compound.



EPR North, PSN3, & Parcels P1, P2 & P3 Enabling Works

Earthworks are making excellent progress in the north of the site, with topsoil stripping now complete, approximately 95% of cut and fill operations completed, and around 65% of resoiling undertaken. The remaining program includes final earthworks profiling, road construction, drainage and utility diversions, with the Section 278 public highway works scheduled to commence in mid-July.

INFRASTRUCTURE UPDATE

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Primary Street North 1 (PSN1)

PSN1 has achieved several significant milestones, including completion of the road surfacing and road markings. Street lighting installation is now approximately 95% complete, with road signage around 80% complete. Verge re-soiling is ongoing in preparation for seeding and landscaping, while the pavement tabletop block paving is nearing completion. The remaining works include commissioning of the street lighting, road name signs, and completion of the landscaping.



Primary Street North 2 (PSN2)

Excellent progress also continues on PSN2. Earthworks fill has now been completed, with around 90% of attenuation basins formed. Installation of foul drainage is approximately 85% complete, surface water drainage is progressing well, and around 60% of the water main has been installed. The next phase of works will focus on road construction, kerb installation, utilities, surfacing, street lighting, landscaping and signage.



Pump Stations 1 & 2 (PS1 & PS2)

Both pump stations continue to progress well. Compound hardstanding and fencing have been completed, kiosks have been installed, second fix works are complete and the meter installation has now been completed. The remaining activities include commissioning and the final compound finishing works.

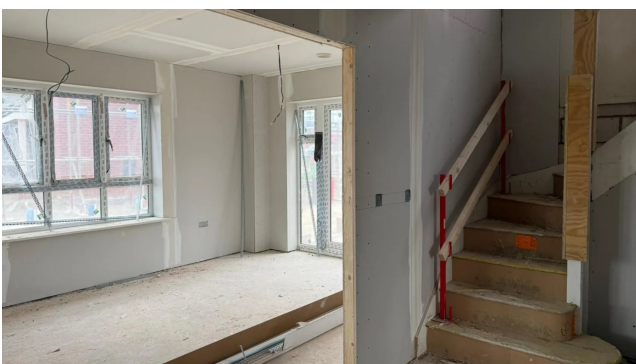
PHASE 1A CONSTRUCTION UPDATE



Residential construction continues to progress well across Phase 1a of Eastbrook Village, with homes advancing through a variety of build stages .

In the most advanced areas, homes are now moving through key internal fit-out stages. Many properties have received roof coverings, windows and external finishes, allowing work to move indoors enabling the next phase of internal construction to begin.

The first homes are anticipated to complete from September 2026.



SHOW HOMES LAUNCH

EXCLUSIVE NEW SHOW HOME LAUNCH

Eastbrook Village
MILTON KEYNES

Saturday July 18th, 10:00 -16:00

Join us for a summer BBQ at Eastbrook Village sales suite and be the first to view our beautiful new 3 & 4 bed homes.

Prices From £260,000

50 YEARS **Berkeley**
Designed for life

On Saturday July 18th 2026 our 3- & 4-bedroom show homes at Eastbrook Village will be unveiled.

There will be a summer BBQ, music, drinks and an opportunity to view these beautiful new homes with bespoke furnishings by award winning interior designer Dapa Atelier.

We look forward to seeing you there!

Please find the leaflet above

Click On Hyperlink For More Information or search: <https://brochures.berkeleygroup.co.uk/eastbrook-village/winter-newsletter-2026-eng-copy-copy-1/> in your browser

PROPOSED PLANNING APPLICATION



The next phases of Berkeley homes (**blue**) lie to the east and west of phase 1a. This unlocks a further 194 homes, offering a thoughtful mix of sizes and styles to suit a wide range of buyers. Alongside private homes, we're also delivering 31 affordable homes, helping us create a balanced and inclusive community from the outset.

Our planning team submitted an application in May, the consultation period ends in mid-July and we are targeting a decision date in September.

Further details can be found from this planning reference: [PLN/2026/1135](#)

NATURE SPACE EVENT



In June, representatives from Berkeley Group, NatureSpace Partnership, the Newt Conservation Partnership and Milton Keynes City Council visited Great Linford Nature Reserve to see how the partnership approach at Eastbrook Village is supporting nature recovery while enabling new homes and infrastructure to be delivered efficiently.

Through the District Licensing Scheme, Berkeley Group has funded conservation work that has created, restored and enhanced 45 ponds and 137 hectares of habitat across Milton Keynes, strengthening conditions for Great Crested Newts and benefitting wider wildlife.

This collaborative effort shows how Eastbrook Village is being delivered alongside meaningful environmental improvements, protecting local species, enhancing green spaces and supporting sustainable, long-term growth for both people and nature.

Thank you to everyone involved for your continued commitment to making Milton Keynes a greener, more sustainable place to live.



CONTACT US

To keep up to date with everything happening at Eastbrook Village, visit our **community website**: www.eastbrookvillagecommunity.co.uk.

You'll find the latest project news, updates and useful information, as well as details of how to contact the team. You can also follow us on Facebook and Instagram for regular updates by scanning the QR codes below:



Facebook



Instagram



NEXT STAGES

As success continues onsite at Eastbrook through the summer months, we look forward to bringing you the next edition of our newsletter in October 2026.

In the meantime, our team will continue working closely with Milton Keynes City Council and local stakeholders to ensure construction progresses safely and efficiently, while minimising disruption wherever possible.

We hope you enjoy the summer and look forward to sharing further updates with you in the autumn.