

Phase	Activity	Dates	Comments
Phase 1	Remediation Start	13.10.2025	Plots 199-205 left down for sales area. Plots 136-142 left down until Cricket Club transfer. Total 16 plots
	Remediation Complete	14.04.2026	
	Invasive Species	20.10.25-14.11.25	
	278 Access Works	24.11.25-13.02.26	
	Entrance Roads and Sewer	15.04.26-11.06.26	
	House Build Commencement	12.06.26	
	c. 65 private and 26 affordable properties	24.08.2028	
Phase 2 (New Cricket Club)	Remediation Start	13.03.2026	
	Remediation Complete	24.06.2026	
	Invasive Species	14.04.26-12.05.26	
	Pitch Construction	02.07.26 - 10.09.26	
	Pitch Establishment	10.09.26 - 30.09.27	
	Club House Build Start	02.07.2026	
	Club House Build Complete	21.07.2027	
Phase 3	3A Remediation Start	27.10.2025	
	3A Remediation Completion	02.07.2026	
	Invasive Species	10.11.25-21.11.25	
	3B Remediation Start	10.11.2025	
	3B Remediation Complete	11.03.2026	
	Invasive Species	08.12.25-19.12.25	
	Flood Zone A Remediation	12.01.26-19.05.26	
	Flood Zone B Remediation	12.01.26-30.07.26	
	Flood Zone C Remediation	23.01.26-02.05.28	
	River Wall Works	06.03.26-06.04.26	
	Lodge Works, Flood Zone D	13.03.26-14.08.26	
		24.08.2028-	
	c. 75 private and 28 affordable properties	27.09.2030	
Phase 4 (Old Cricket Pitch)	Remediation Start	04.02.28	Total plots include 8 apartments from phase 1
	Remediation Complete	05.07.2028	
	Invasive Species	05.11.27-02.12.27	
	c. 82 private and 13 affordable properties	27.09.2030 - 03.09.2032	
Phase 5	Remediation start	08.12.2025	Total plots include 8 apartments from phase 1 Sales Area
	Remediation Complete	06.11.2026	
	Invasive Species	07.04.26-20.04.26	
	c. 80 private and 33 affordable properties	06.09.2032 - 01.12.2034	
POS	POS Handover	29.09.34	

Notes

Refer to Accompanying Morris Homes Phasing Plan showing Phase areas.

Programme subject to findings of further ground investigation

Programme subject to achieving Environment Agency / Regulatory sign off

Programme includes allowance for Bury Council to complete footbridge construction between March and September 2025