

# Building Great Places

## Development Update - Infrastructure, amenities and facilities at Henley Gate Phase 1

We take pride in what we do and work hard to deliver developments our customers will enjoy living in.

As well as building high quality homes, our developments are designed to include the necessary infrastructure, useful amenities, leisure facilities and green open spaces.

The table below gives details of the works which are in progress and will be delivered at Henley Gate. The works are also shown on the plan below.

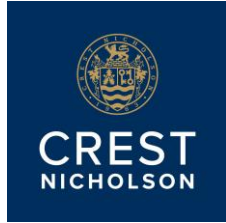
The timescales provided for completion of works are indicative and may be subject to change based on external market factors.

For information on progress of these works please check the Development website accessed via [www.crestnicholson.com](http://www.crestnicholson.com)

### Schedule of Remaining Works to Parcel

| Plan Ref | Description         | Remaining Works   | Is a Third Party Responsible for Completing? | Forecast Date for Works Completion |
|----------|---------------------|---|--|------------------------------------|
| 1        | Site entrance works | <ul style="list-style-type: none"> <li>Traffic lights are now live</li> <li>Footpaths to be finished following diversion of mobile phone mast</li> </ul>                            | Circet UK                                    | Q4 2024                            |
| 2        | Adoptable Road 1    | <ul style="list-style-type: none"> <li>Road to receive final surface once construction traffic is diverted to alternative route</li> <li>Landscaped verges to be planted</li> </ul> | No   | Q1 2025                            |
| 3        | Adoptable Road 2    | <ul style="list-style-type: none"> <li>Road currently constructed up to base course. To be surfaced once construction traffic is permanently diverted.</li> </ul>                   | No   | Q2 2025                            |
| 4        | Private Road        | <ul style="list-style-type: none"> <li>Road complete</li> </ul>   | No   | Q3 2022                            |
| 5        | Private Road        | <ul style="list-style-type: none"> <li>Road complete</li> </ul>   | No   | Q3 2022                            |
| 6        | Private Road        | <ul style="list-style-type: none"> <li>Road currently constructed up to base course. To be surfaced once construction traffic is permanently diverted.</li> </ul>                   | No   | Q2 2025                            |

**MARCH 2024 – Updated Quarterly**



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|    |               |   |    |         |
|----|---------------|---|----|---------|
| 7  | Private Road  | <ul style="list-style-type: none"> <li>Road currently constructed up to base course. To be surfaced once construction traffic is permanently diverted.</li> </ul> | No | Q3 2024 |
| 8  | Private Road  | <ul style="list-style-type: none"> <li>Road currently constructed up to base course. To be surfaced once construction traffic is permanently diverted.</li> </ul> | No | Q3 2024 |
| 9  | Private Road  | <ul style="list-style-type: none"> <li>Road currently constructed up to base course. To be surfaced once construction traffic is permanently diverted.</li> </ul> | No | Q3 2024 |
| 10 | Drainage Pond | <ul style="list-style-type: none"> <li>Pond constructed, requires full landscaping</li> </ul>   | No | Q3 2024 |
| 11 | Open Space    | <ul style="list-style-type: none"> <li>Works and landscaping complete</li> </ul>  | No | Q3 2024 |
| 12 | Open Space    | <ul style="list-style-type: none"> <li>Works and landscaping complete</li> </ul>  | No | Q3 2024 |
| 13 | Open Space    | <ul style="list-style-type: none"> <li>Swales formed. Fencing and landscaping to be installed.</li> </ul>   | No | Q4 2024 |
| 14 | Parking Court | <ul style="list-style-type: none"> <li>Trees and landscaping to be planted.</li> </ul>  | No | Q3 2023 |
| 15 | Parking Court | <ul style="list-style-type: none"> <li>Parking court complete</li> </ul>  | No | Q3 2023 |
| 16 | Parking Court | <ul style="list-style-type: none"> <li>Parking court complete</li> </ul>  | No | Q3 2023 |
| 17 | Parking Court | <ul style="list-style-type: none"> <li>Parking court complete</li> </ul>  | No | Q3 2023 |

Notes:

- The estate management company will also be responsible for maintaining small areas of incidental landscaping and shared drive accesses for a small number of properties. These items are not included on the above schedule due to their more limited nature and use, however they will be completed alongside the adjacent homes.



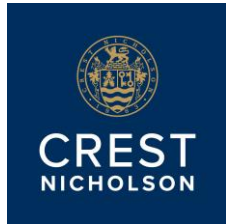
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### Parcel Remaining Works Plan



MARCH 2024 – Updated Quarterly



# Building Great Places

## Development Update - Infrastructure, amenities and facilities at Henley Gate Phase 1

### Schedule of Remaining Works to Wider Estate

| Plan Ref | Description            | Remaining Works   | Is a Third Party Responsible for Completing? | Forecast Date for Works Completion |
|----------|------------------------|---|--|------------------------------------|
| 1        | Northern access        | <ul style="list-style-type: none"> <li>Traffic signals now live, awaiting telephone mast diversion</li> </ul>   | Yes  | Q3 2024                            |
| 2        | Southern access        | <ul style="list-style-type: none"> <li>Subject to technical approval with Suffolk highways. Temporary construction access has been installed.</li> <li>Anticipated start date Q2 2024</li> </ul>                                  | No   | Q2 2025                            |
| 3        | Vehicular bridge       | <ul style="list-style-type: none"> <li>Surfacing works and adoptable roads to connect bridge</li> <li>Other developers are responsible for the connection of the bridge South of the railway</li> </ul>                           | Yes  | Q4 2026                            |
| 4        | Pedestrian bridge      | <ul style="list-style-type: none"> <li>Surfacing works and pathways to connect bridge</li> <li>Other developers are responsible for the connection of the bridge South of the railway</li> </ul>                                  | Yes  | Q4 2026                            |
| 5        | Country park phase 1   | <ul style="list-style-type: none"> <li>Landscaping to be completed</li> <li>Street furniture to be installed</li> <li>Timber footbridges to be installed</li> </ul>   | No   | Q3 2024                            |
| 6        | Country park phase 2-8 | <ul style="list-style-type: none"> <li>Landscaping to be planted</li> <li>Street furniture to be installed</li> <li>Westerfield road car park to be constructed and surfaced</li> <li>Visitor centre to be constructed</li> </ul> | No   | Q3 2025                            |
| 7        | Public open space      | <ul style="list-style-type: none"> <li>Pending future planning application</li> </ul>   | No   | Q4 2026                            |
| 8        | Primary School         | <ul style="list-style-type: none"> <li>Pending future planning application</li> </ul>   | Yes  | Q3 2025                            |
| 9        | Sports pitches         | <ul style="list-style-type: none"> <li>Pending future planning application</li> </ul>   | No   | Q4 2026                            |
| 10       | Local Centre           | <ul style="list-style-type: none"> <li>Pending future planning application</li> </ul>   | No   | Q4 2025                            |

**MARCH 2024 – Updated Quarterly**



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|    |                |   |     |         |
|----|----------------|---|-----|---------|
| 11 | Visitor Centre | <ul style="list-style-type: none"><li>• Works in progress and construction underway. Internal fit-out to be completed.</li><li>• DEAP currently being installed.</li><li>• IBC responsible for staffing the centre and cafe</li></ul> | Yes | Q3 2025 |
|----|----------------|---|-----|---------|



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### Wider Estate Remaining Works Plan



**MARCH 2024 – Updated Quarterly**



## **Building Great Places**

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#### **Managing Agents Contact Details**

Henley Gate Management Company Limited has appointed Preim Limited to undertake the estate management for the development.

No phases of the site wide development have currently been transferred to the management company. Should you have any queries please contact [CustomerServiceEA@crestnicholson.com](mailto:CustomerServiceEA@crestnicholson.com)