

Building Great Places

Development Update - Infrastructure, amenities and facilities at Henley Gate

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.

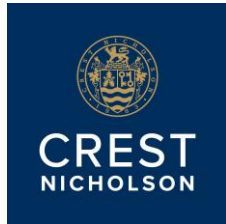
The timescales provided for completion of works are indicative and may be subject to change based on external market factors.

For information on progress of these works please check the Development website accessed via www.crestnicholson.com

Schedule of Remaining Works to Phase 1

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">Traffic lights are now liveFootpaths to be finished following diversion of mobile phone mast	Circet UK	Q2 2025
2	Adoptable Road 1	<ul style="list-style-type: none">Road to receive final surface once construction traffic is diverted to alternative route	No	Q2 2025
3	Adoptable Road 2	<ul style="list-style-type: none">Road currently constructed up to base course. To be surfaced once construction traffic is permanently diverted.	No	Q2 2025
4	Private Road	<ul style="list-style-type: none">Road complete	No	Q3 2022
5	Private Road	<ul style="list-style-type: none">Road complete	No	Q3 2022
6	Private Road	<ul style="list-style-type: none">Road currently constructed up to base course. To be surfaced once construction traffic is permanently diverted.	No	Q2 2025

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7	Private Road	• Partially complete, remaining surface course at southern section to be completed	No	Q2 2025
8	Private Road	• Road completed	No	Q4 2024
9	Private Road	• Road completed	No	Q4 2024
10	Drainage Pond	• Pond constructed and fully landscaped	No	Q2 2024
11	Open Space	• Landscaping to be planted and seeded.	No	Q2 2025
12	Open Space	• Swales formed. Landscaping to be planted and seeded.	No	Q2 2025
13	Open Space	• Swales formed. Fencing and landscaping to be installed.	No	Q2 2025
14	Parking Court	• Trees and landscaping to be planted.	No	Q1 2024
15	Parking Court	• Parking court complete	No	Q3 2023
16	Parking Court	• Parking court complete	No	Q3 2023
17	Parking Court	• Parking court complete	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.

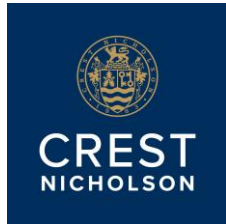
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Phase 1 Remaining Works Plan



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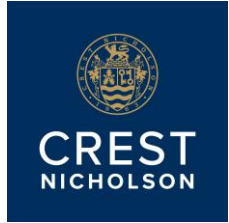


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Schedule of Remaining Works to Parcel 3A

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"> Site access works consisting of bellmouth, footways, cycle ways and traffic signals yet to commence. Diversion of existing utilities to take place. 	Anglian Water and SCC Highways	Q4 2025
2	Adoptable Road 3	<ul style="list-style-type: none"> Road currently constructed up to base course. To be surfaced once construction traffic is permanently diverted. 	No	Q4 2028
3	Adoptable Road 2	<ul style="list-style-type: none"> Road currently constructed up to base course. To be surfaced once construction traffic is permanently diverted. 	No	Q2 2025
4	Private Road	<ul style="list-style-type: none"> Road constructed to base course, surface course to be completed 	No	Q4 2025
5	Private Road	<ul style="list-style-type: none"> Road not yet commenced construction. Drainage and road construction to commence Q1 2024. 	No	Q4 2025
6	Private Road	<ul style="list-style-type: none"> Road not yet commenced construction. Drainage and road construction to commence Q1 2024. 	No	Q4 2025
7	Private Road	<ul style="list-style-type: none"> Road not yet commenced construction. Drainage and road construction to commence Q1 2024. 	No	Q4 2025
8	Private Road	<ul style="list-style-type: none"> Road not yet commenced construction. Drainage and road construction to commence Q1 2024. 	No	Q4 2025
9	Private Road	<ul style="list-style-type: none"> Drainage currently being installed. Road construction to commence Q1 2024. 	No	Q2 2026
10	Private Road	<ul style="list-style-type: none"> Road not yet commenced construction. Drainage and road to commence Q2 2025. 	No	Q2 2026



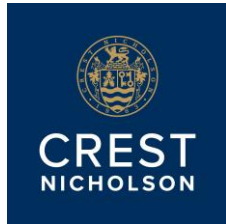
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11	Private Road	<ul style="list-style-type: none">Road not yet commenced construction. Road not yet commenced construction. Drainage and road to commence Q2 2025.	No	Q2 2026
12	Drainage Pond	<ul style="list-style-type: none">Pond to yet to be formed or landscaped.	No	Q4 2025
13	Drainage Swale	<ul style="list-style-type: none">Pond to yet to be formed or landscaped.	No	Q4 2025
14	Landscaped Area	<ul style="list-style-type: none">Trees and landscaping to be planted.	No	Q4 2025
15	Local Centre	<ul style="list-style-type: none">Construction yet to commence. Foundations to begin Q2 2025. Shops, apartments and plaza superstructure works yet to commence.	No	Q4 2026

Notes:

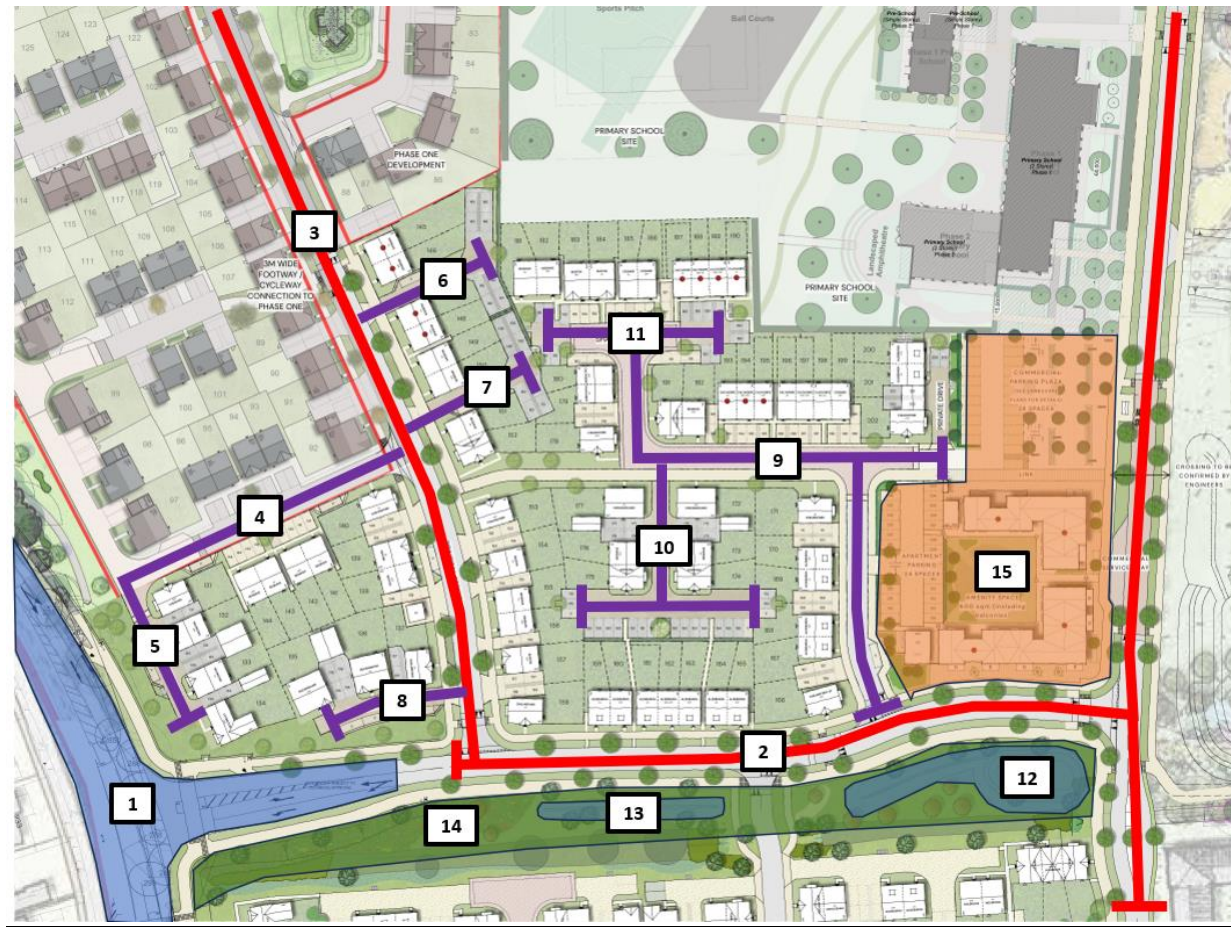
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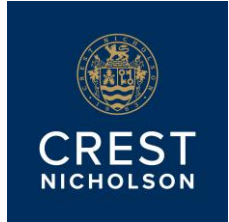
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Phase 3A Remaining Works Plan



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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"> Traffic signals now live, awaiting telephone mast diversion 	Yes	Q4 2024
2	Southern access	<ul style="list-style-type: none"> Temporary construction access has been installed. Anticipated start date for permanent works Q4 2024 	No	Q3 2025
3	Vehicular bridge	<ul style="list-style-type: none"> Surfacing works and adoptable roads to connect bridge Other developers are responsible for the connection of the bridge South of the railway 	Yes	Q4 2026
4	Pedestrian bridge	<ul style="list-style-type: none"> Surfacing works and pathways to connect bridge Other developers are responsible for the connection of the bridge South of the railway 	Yes	Q4 2026
5	Country park phase 1	<ul style="list-style-type: none"> Landscaping to be completed Street furniture to be installed Timber footbridges to be installed Footpaths to be resurfaced around bridges 	No	Q4 2024
6	Country park phase 2-8	<ul style="list-style-type: none"> Landscaping to be planted Street furniture to be installed Westerfield road car park to be constructed and surfaced 	No	Q3 2025
7	Public open space	<ul style="list-style-type: none"> Pending future planning application 	No	Q4 2026
8	Primary School	<ul style="list-style-type: none"> Pending future planning application 	Yes	Q3 2025
9	Sports pitches	<ul style="list-style-type: none"> Pending future planning application 	No	Q4 2026
10	Local Centre	<ul style="list-style-type: none"> Pending future planning application 	No	Q4 2025
11	Visitor Centre	<ul style="list-style-type: none"> Visitor centre to be completed. Road and services to be installed once planning approved. 	Yes	Q3 2025



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		<ul style="list-style-type: none">• DEAP (play area) to be completed• IBC responsible for staffing the centre and cafe		
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Wider Estate Remaining Works Plan



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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