Building Great Places

Development Update - Infrastructure, amenities and facilities at Wycke Place, Maldon.

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 are planned to be delivered at Wycke Place, Maldon. 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

December 2025 – Updated Quarterly

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Schedule of Remaining Works to Parcel

Plan Ref	Description	Remaining Works	Is a Third Party Responsible for Completing?	Forecast Date for Works Completion
1	Roads	• Installation of kerbs, lamp columns and surface course	No	2nd Quarter 2026
2	LEAP	• Phase 1 Ground works, installation of equipment	No	Completed July 2024
3	LEAP	• Ground works, installation of equipment	No	Completed
4	SuDs	• Landscaping to the SuDs basins	No	Completed
Red Star	LEAP	• As per Item 3	No	Completed June 2025

- 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

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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	Nursery	• Obtain planning permission and construct	Yes	3rd quarter 2026
2	Off-Site Highway Improvements	• 12 month maintenance period and final adoption	No	3rd Quarter 2026
3	Link to eastern development	• Repair masonry, hard & soft landscaping, lighting.	No	2nd quarter 2026
4	Phase 1 Spine Road	• Soft Landscaping and maintenance period	No	2nd quarter 2026
5	Phase 2 Landscaping	• Planting of tree, shrubs and hedges.	No	2nd quarter 2026
6	Phase 1 LAP	• Installation of play equipment	No	Completed July 2024
7	River Crossing	• Approval from Highways and completion of crossing	No	3rd quarter 2026
8	Highway Adoptable Spine Road	• Kerbs, lamp columns and surface course.	No	4th quarter 2026
9	Phase 3	• Commence construction	No	Commenced May 2025
10	Phase 4	• Obtain Planning and construct	No	Planning obtained August 2025. Expected start date Q2 2027
11	Employment Development	• Crest Nicholson to dispose to a commercial developer, currently being marketed.	No	1st quarter 2028

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Wider Estate Remaining Works Plan

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Managing Agents Contact Details

Handley Gardens Management CIC appointed Pod Management to undertake the estate management for the development. Should you wish to discuss any estate management matters please contact the following:

Telephone: 0333 577 6656.

Website: www.podmanagement.co.uk

Address: Pod Management, First Floor, 1 Elstree Gate, Borehamwood, Hertfordshire, WD6 1JD

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