

## Building Great Places Development Update Infrastructure, amenities and facilities at Brooklands Park

**September 2025**

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.

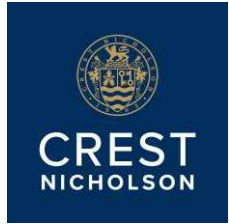
The table below gives details of the works which are in progress and will be delivered at Harry Stoke. The works are also shown on the plan below.

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)

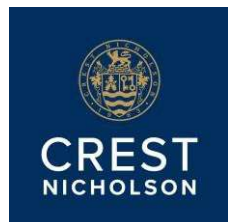
### **Schedule of Remaining Works to Wider Estate**

| Plan Ref | Description           | Remaining Works                                                                                                                                                                                                                                                      | Is a Third Party Responsible for Completing? | Forecast Date for Works Completion |
|----------|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|------------------------------------|
| 1        | Retail Space          | <ul style="list-style-type: none"><li>Temporary Sales Office and show apartment prior to handing over to Retail.</li><li>Retailer still to be decided.</li><li>Preparations for converting into retailers specific requirements once confirmed and agreed.</li></ul> | No                                           | 2028                               |
| 2a       | Bus Stops Phase 1     | <ul style="list-style-type: none"><li>Construct any relevant shelters and implement signage and lining to applicable areas.</li></ul>                                                                                                                                | No                                           | Q4 2026                            |
| 2b       | Bus Stops Phase 2     | <ul style="list-style-type: none"><li>Construct any relevant shelters and implement signage and lining to applicable areas.</li></ul>                                                                                                                                | No                                           | Q4 2026                            |
| 2c       | Bus Stops Phase 5     | <ul style="list-style-type: none"><li>Construct any relevant shelters and implement signage and lining to applicable areas.</li></ul>                                                                                                                                | No                                           | Q4 2026                            |
| 3a       | Private Roads Phase 1 | <ul style="list-style-type: none"><li>Complete road construction</li></ul>                                                                                                                                                                                           | No                                           | Q2 2025                            |



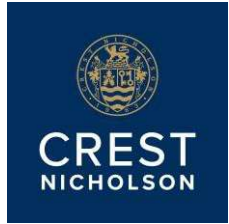
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|    |                                      |                                                                                                                                                                                         |    |                  |
|----|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|------------------|
|    |                                      | <ul style="list-style-type: none"> <li>• Complete final surfacing</li> <li>• Complete remaining highway landscaping (where applicable)</li> </ul>                                       |    |                  |
| 3b | Private Roads Phase 2                |                                                                                                                                                                                         | No | Q2 2024 Complete |
| 3c | Private Roads Phase 3                | <ul style="list-style-type: none"> <li>• Complete road construction</li> <li>• Complete final surfacing</li> <li>• Complete remaining highway landscaping (where applicable)</li> </ul> | No | Q4 2025          |
| 3d | Private Roads Phase 4                | <ul style="list-style-type: none"> <li>• Complete road construction</li> <li>• Complete final surfacing</li> <li>• Complete remaining highway landscaping (where applicable)</li> </ul> | No | Q4 2025          |
| 3e | Private Roads Phase 5                | <ul style="list-style-type: none"> <li>• Complete road construction</li> <li>• Complete final surfacing</li> <li>• Complete remaining highway landscaping (where applicable)</li> </ul> | No | Q2 2027          |
| 4a | Adoptable Roads – Spine Road Phase 1 | <ul style="list-style-type: none"> <li>• Complete road construction</li> <li>• Complete final surfacing</li> <li>• Complete remaining highway landscaping (where applicable)</li> </ul> | No | Q4 2025          |
| 4b | Adoptable Roads Phase 1              | <ul style="list-style-type: none"> <li>• Complete road construction</li> <li>• Complete final surfacing</li> <li>• Complete remaining highway landscaping (where applicable)</li> </ul> | No | Q4 2025          |



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|    |                                          |                                                                                                                                                                                         |    |                             |
|----|------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|-----------------------------|
| 4c | Adoptable Roads – Spine Road Phase 2 – 5 | <ul style="list-style-type: none"> <li>• Complete road construction</li> <li>• Complete final surfacing</li> <li>• Complete remaining highway landscaping (where applicable)</li> </ul> | No | Q2 2027                     |
| 4d | Adoptable Roads Phase 2                  | <ul style="list-style-type: none"> <li>• Complete road construction</li> <li>• Complete final surfacing</li> <li>• Complete remaining highway landscaping (where applicable)</li> </ul> | No | Q4 2025                     |
| 4e | Adoptable Roads Phase 3                  | <ul style="list-style-type: none"> <li>• Complete road construction</li> <li>• Complete final surfacing</li> <li>• Complete remaining highway landscaping (where applicable)</li> </ul> | No | Q4 2025                     |
| 4f | Adoptable Roads Phase 4                  | <ul style="list-style-type: none"> <li>• Complete road construction</li> <li>• Complete final surfacing</li> <li>• Complete remaining highway landscaping (where applicable)</li> </ul> | No | Q4 2025                     |
| 4g | Adoptable Roads Phase 5                  | <ul style="list-style-type: none"> <li>• Complete road construction</li> <li>• Complete final surfacing</li> <li>• Complete remaining highway landscaping (where applicable)</li> </ul> | No | Q2 2027                     |
| 5  | Nursery                                  | <ul style="list-style-type: none"> <li>• Waiting on Council to confirm proposals.</li> </ul>                                                                                            | No | TBC                         |
| 6  | School                                   | <ul style="list-style-type: none"> <li>• TBC</li> </ul>                                                                                                                                 | No | TBC                         |
| 7  | Community Hall                           | <ul style="list-style-type: none"> <li>• Construct and complete community hall and associated areas</li> <li>• Awaiting appropriate personnel to run and manage.</li> </ul>             | No | 2025/2026<br>Work Commenced |
| 8  | Play Area                                |                                                                                                                                                                                         | No | Q1 2024<br>Complete         |



## Building Great Places Development Update Infrastructure, amenities and facilities at Brooklands Park

| 9a | Public Open Space                | <ul style="list-style-type: none"><li>Complete tree planting to replace dead or missing trees in upcoming seasonal tree planting season when and where appropriate</li></ul>                                                                                                                      | No | Q4 2025 |
|----|----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|---------|
| 9b | Public Open Space – near Phase 5 | <ul style="list-style-type: none"><li>Prepare area in readiness for landscaping works</li><li>Complete grass seeding in upcoming seasonal seeding window when and where appropriate</li><li>Complete tree planting in upcoming seasonal tree planting season when and where appropriate</li></ul> |    | Q2 2027 |
| 10 | Drainage Basins                  | <ul style="list-style-type: none"><li>Construct and complete Drainage Basins to design</li></ul>                                                                                                                                                                                                  |    | Q4 2025 |

### 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.

# Building Great Places Development Update Infrastructure, amenities and facilities at Brooklands Park

## Remaining Works Plan





# Building Great Places

## Development Update

### Infrastructure, amenities and facilities at Brooklands Park 6 & 7

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/will be delivered at Brooklands Park Phase 6 & 7. 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        | Adoptable Roads | <ul style="list-style-type: none"><li>• Complete road construction</li><li>• Complete final surfacing</li><li>• Complete remaining highway landscaping (where applicable)</li></ul> | No                                           | Q4 2026                            |
| 1a       | Adoptable Roads | <ul style="list-style-type: none"><li>• Complete road construction</li><li>• Complete final surfacing</li><li>• Complete remaining highway landscaping (where applicable)</li></ul> | No                                           | Q2 2026                            |
| 1b       | Adoptable Roads | <ul style="list-style-type: none"><li>• Complete road construction</li><li>• Complete final surfacing</li><li>• Complete remaining highway landscaping (where applicable)</li></ul> | No                                           | Q4 2025                            |



## Building Great Places Development Update Infrastructure, amenities and facilities at Brooklands Park 6 & 7

|    |                       |                                                                                                                                                                                                                                                                                                         |         |                |
|----|-----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|----------------|
| 2  | Private Managed Roads | <ul style="list-style-type: none"><li>• Complete road construction</li><li>• Complete final surfacing</li><li>• Complete remaining highway landscaping (where applicable)</li></ul>                                                                                                                     | No      | Q4 2025        |
| 2a | Private Managed Roads | <ul style="list-style-type: none"><li>• Complete road construction</li><li>• Complete final surfacing</li><li>• Complete remaining highway landscaping (where applicable)</li></ul>                                                                                                                     | No      | Q2 2026        |
| 3  | Public Footpath       | <ul style="list-style-type: none"><li>• Complete footpath construction</li><li>• Complete final surfacing</li><li>• Complete landscaping (where applicable)</li></ul>                                                                                                                                   | No      | Q4 2026        |
| 4  | Public Open Space     | <ul style="list-style-type: none"><li>• Prepare area in readiness for landscaping works</li><li>• Complete grass seeding in upcoming seasonal seeding window when and where appropriate</li><li>• Complete tree planting in upcoming seasonal tree planting season when and where appropriate</li></ul> | No      | Q4 2026        |
| 4a | Play Areas            | <ul style="list-style-type: none"><li>• Prepare area in readiness for play area and equipment where necessary</li><li>• Construct equipped play area</li></ul>                                                                                                                                          | Partial | Q4 2026 - 2027 |

### 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.

**Parcel Remaining Works Plan on next page**





## **Building Great Places Development Update Infrastructure, amenities and facilities at Brooklands Park 6 & 7**

### **Managing Agents Contact Details**

Preim has been appointed to undertake the estate management for the development. Should you wish to discuss any estate management matters please contact the following:

**24/7 Helpline: 01778 382 210**

[helpdesk@preim.co.uk](mailto:helpdesk@preim.co.uk)