

Building Great Places

Development Update

Infrastructure, amenities and facilities at Brooklands Park

December 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.

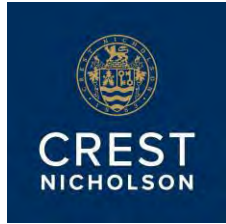
The table below gives details of the works which are in progress and will be delivered at Harry Stoke. The works are also shown on the plan below.

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

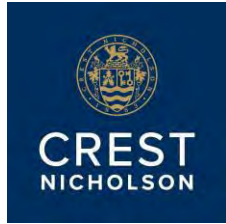
Schedule of Remaining Works to Wider Estate

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"> Temporary Sales Office and show apartment prior to handing over to Retail. Retailer still to be decided. Preparations for converting into retailers specific requirements once confirmed and agreed. 	No	2028
2a	Bus Stops Phase 1	<ul style="list-style-type: none"> Construct any relevant shelters and implement signage and lining to applicable areas. 	No	Q4 2026
2b	Bus Stops Phase 2	<ul style="list-style-type: none"> Construct any relevant shelters and implement signage and lining to applicable areas. 	No	Q4 2026
2c	Bus Stops Phase 5	<ul style="list-style-type: none"> Construct any relevant shelters and implement signage and lining to applicable areas. 	No	Q4 2026
3a	Private Roads Phase 1	<ul style="list-style-type: none"> Complete road construction 	No	Q4 2025 Complete



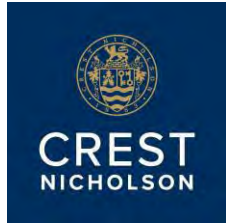
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		<ul style="list-style-type: none"> • Complete final surfacing • Complete remaining highway landscaping (where applicable) 		
3b	Private Roads Phase 2		No	Q2 2024 Complete
3c	Private Roads Phase 3	<ul style="list-style-type: none"> • Complete road construction • Complete final surfacing • Complete remaining highway landscaping (where applicable) 	No	Q2 2026
3d	Private Roads Phase 4	<ul style="list-style-type: none"> • Complete road construction • Complete final surfacing • Complete remaining highway landscaping (where applicable) 	No	Q2 2026
3e	Private Roads Phase 5	<ul style="list-style-type: none"> • Complete road construction • Complete final surfacing • Complete remaining highway landscaping (where applicable) 	No	Q2 2027
4a	Adoptable Roads – Spine Road Phase 1 – Oxleigh Way	<ul style="list-style-type: none"> • Complete road construction • Complete final surfacing • Complete remaining highway landscaping (where applicable) 	No	Q1 2026
4b	Adoptable Roads Phase 1 – Harding & Poppy Close	<ul style="list-style-type: none"> • Complete road construction • Complete final surfacing • Complete remaining highway landscaping (where applicable) 	No	Q1 2026



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4c	Adoptable Roads – Spine Road Phase 2 – 5 – Clover Way	<ul style="list-style-type: none"> • Complete road construction • Complete final surfacing • Complete remaining highway landscaping (where applicable) 	No	Q2 2027
4d	Adoptable Roads Phase 2	<ul style="list-style-type: none"> • Complete road construction • Complete final surfacing • Complete remaining highway landscaping (where applicable) 	No	Q2 2026
4e	Adoptable Roads Phase 3	<ul style="list-style-type: none"> • Complete road construction • Complete final surfacing • Complete remaining highway landscaping (where applicable) 	No	Q3 2026
4f	Adoptable Roads Phase 4	<ul style="list-style-type: none"> • Complete road construction • Complete final surfacing • Complete remaining highway landscaping (where applicable) 	No	Q2 2026
4g	Adoptable Roads Phase 5	<ul style="list-style-type: none"> • Complete road construction • Complete final surfacing • Complete remaining highway landscaping (where applicable) 	No	Q2 2027
5	Nursery	<ul style="list-style-type: none"> • Waiting on Council to confirm proposals. 	No	TBC
6	School	<ul style="list-style-type: none"> • TBC 	No	TBC
7	Community Hall	<ul style="list-style-type: none"> • Construct and complete community hall and associated areas • Awaiting appropriate personnel to run and manage. 	No	2025/2026 Work Commenced
8	Play Area		No	Q1 2024 Complete



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9a	Public Open Space	<ul style="list-style-type: none"> Complete tree planting to replace dead or missing trees in upcoming seasonal tree planting season when and where appropriate 	No	Q2 2026
9b	Public Open Space – near Phase 5	<ul style="list-style-type: none"> Prepare area in readiness for landscaping works Complete grass seeding in upcoming seasonal seeding window when and where appropriate Complete tree planting in upcoming seasonal tree planting season when and where appropriate 		Q2 2027
10	Drainage Basins	<ul style="list-style-type: none"> Construct and complete Drainage Basins to design 		Q4 2025 Complete

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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Remaining Works Plan





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Development Update

Infrastructure, amenities and facilities at Brooklands Park 6 & 7

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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

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"> Complete road construction Complete final surfacing Complete remaining highway landscaping (where applicable) 	No	Q4 2026
1a	Adoptable Roads	<ul style="list-style-type: none"> Complete road construction Complete final surfacing Complete remaining highway landscaping (where applicable) 	No	Q2 2026
1b	Adoptable Roads	<ul style="list-style-type: none"> Complete road construction Complete final surfacing Complete remaining highway landscaping (where applicable) 	No	Q2 2026



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



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Infrastructure, amenities and facilities at Brooklands Park 6 & 7





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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