

# Building Great Places

## Development Update

### Infrastructure, amenities and facilities at Brooklands Park

**March 2026**

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.

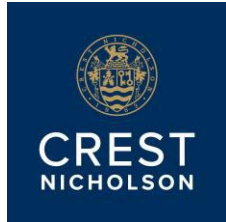
The table below gives details of the works which are in progress and will be delivered at Harry Stoke. The works are also shown on the plan below.

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)

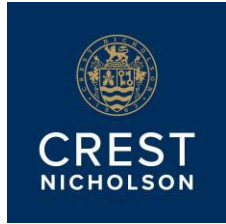
#### **Schedule of Remaining Works to Wider Estate**

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	Q4 2025 Complete



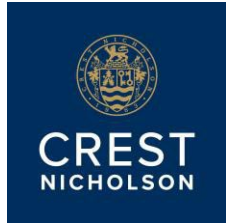
# Building Great Places Development Update Infrastructure, amenities and facilities at Brooklands Park

		<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	Q3 2026 Complete, parking bays to Crop Lease to be complete
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	Q3 2026 Complete
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 – Oxleigh Way	<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	Q1 2026 Complete
4b	Adoptable Roads Phase 1 – Harding & Poppy Close	<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



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

4c	Adoptable Roads – Spine Road Phase 2 – 5 – Clover Way	<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	Q1 2027
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	Q1 2027
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	Q1 2027
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 Complete
8	Play Area		No	Q1 2024 Complete



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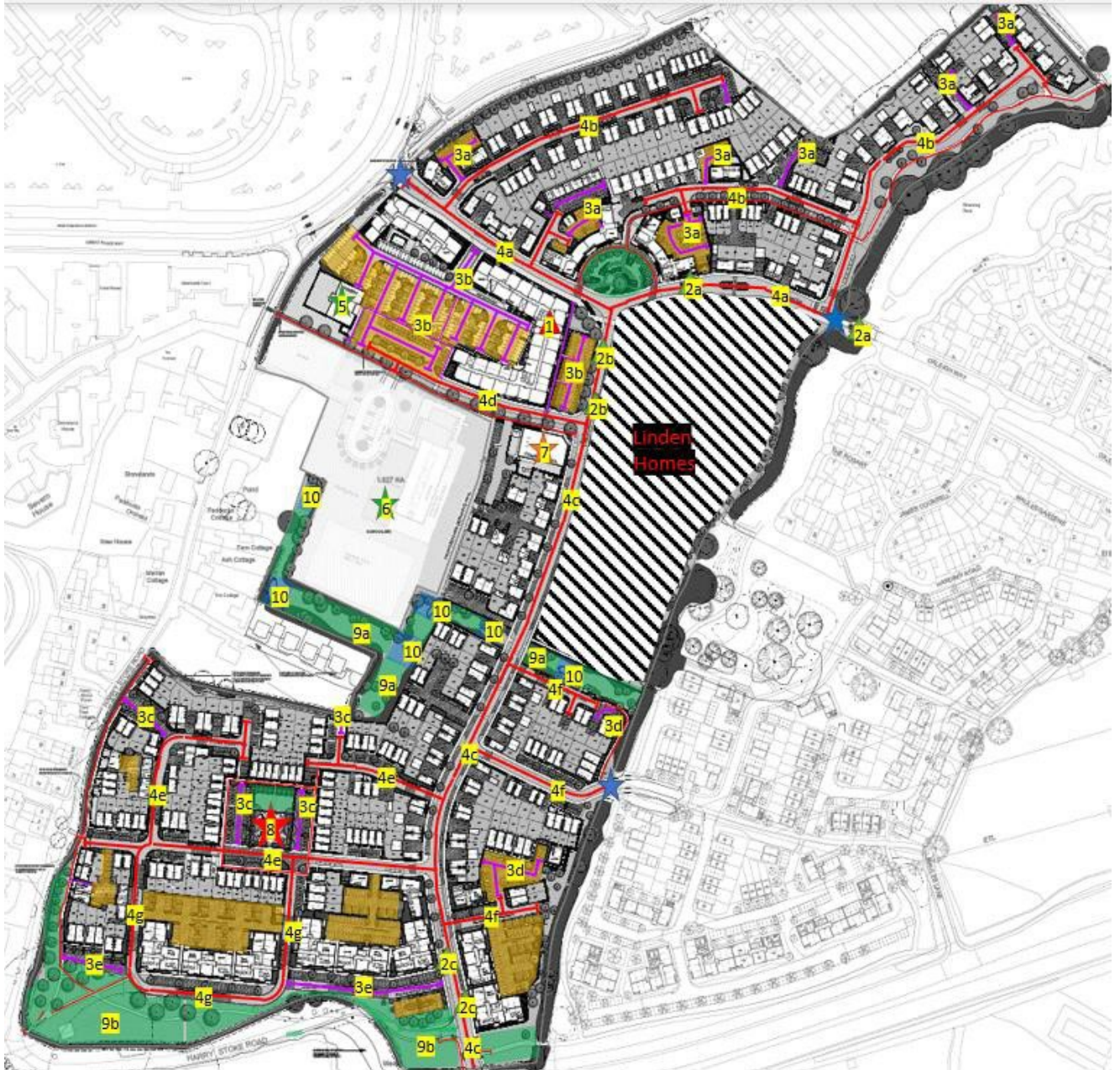
9a	Public Open Space	<ul style="list-style-type: none"> <li>Complete tree planting to replace dead or missing trees in upcoming seasonal tree planting season when and where appropriate</li> </ul>	No	Q4 2026
9b	Public Open Space – near Phase 5	<ul style="list-style-type: none"> <li>Prepare area in readiness 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 Complete

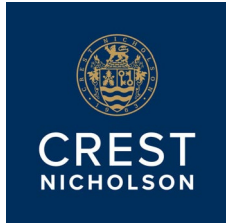
Notes:

- 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.

# 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	Q1 2027
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	Q1 2027
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	Q1 2027
1c	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	Q1 2027

1d	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	Q1 2027
1e	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	Q1 2027
1f	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	Q1 2027
1g	Adoptable Bridge	<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	Q1 2027
2	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	Q1 2027
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 Complete
2b	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
2c	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 2026



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

3	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	Q1 2027
3a	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	Q1 2027
3b	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 2026
4	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	Q1 2027
4a	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	Q1 2027
4b	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	Q3 2026
5	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	Q1 2027
5a	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	Q3 2026
6	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	Q1 2027
6a	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	Q1 2027

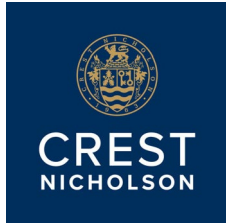
6b	Private Managed Roads	<ul style="list-style-type: none"> <li>• Complete road construction</li> <li>• Complete final surfacing</li> <li>• Complete remaining highway landscaping (where applicable)</li> </ul>	No	Q3 2026
6c	Private Managed Roads	<ul style="list-style-type: none"> <li>• Complete road construction</li> <li>• Complete final surfacing</li> <li>• Complete remaining highway landscaping (where applicable)</li> </ul>	No	Q3 2026
6d	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	Q1 2027
6e	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	Q1 2027
6f	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 2026
6g	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	Q3 2026 Complete
7	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	Q1 2027
7a	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	Q1 2027
7b	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	Q1 2027
7c	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	Q1 2027
7d	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	Q3 2026
8	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
8a	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
8b	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

8c	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	Q3 2026 Complete
8d	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
8e	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
8f	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
8g	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
8h	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
8i	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
9	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**

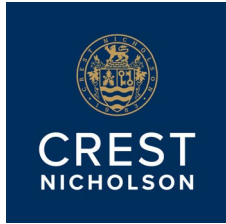


# Building Great Places

## Development Update

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





## **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)