



## Building Great Places

### Development Update - Infrastructure, amenities and facilities at Westcombe Park, Heybridge

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 Westcombe Park, Heybridge. 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        | Parcel entrance works | <ul style="list-style-type: none"><li>Road construction currently up to base course. Final surface layer to be installed</li></ul> | No                                           | Q3 2027                            |
| 2        | Parcel entrance works | <ul style="list-style-type: none"><li>Road construction complete.</li></ul>                                                        | No                                           | Complete                           |
| 3        | Private road          | <ul style="list-style-type: none"><li>Road construction complete</li></ul>                                                         | No                                           | Complete                           |
| 4        | Private road          | <ul style="list-style-type: none"><li>Road construction complete.</li></ul>                                                        | No                                           | Complete                           |
| 5        | Private road          | <ul style="list-style-type: none"><li>Road construction complete</li></ul>                                                         | No                                           | Complete                           |
| 6        | Private road          | <ul style="list-style-type: none"><li>Road construction complete.</li></ul>                                                        | No                                           | Complete                           |
| 7        | Private road          | <ul style="list-style-type: none"><li>Road construction complete.</li></ul>                                                        | No                                           | Complete                           |
| 8        | Private road          | <ul style="list-style-type: none"><li>Road construction complete.</li></ul>                                                        | No                                           | Complete                           |
| 9        | Private road          | <ul style="list-style-type: none"><li>Road construction currently up to base course.</li></ul>                                     | No                                           | Q3 2027                            |
| 10       | Private road          | <ul style="list-style-type: none"><li>Road construction currently up to base course.</li></ul>                                     | No                                           | Q3 2027                            |
| 11       | Private road          | <ul style="list-style-type: none"><li>Road construction currently up to base course.</li></ul>                                     | No                                           | Q3 2027                            |

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|    |                       |                                                                                                               |    |          |
|----|-----------------------|---------------------------------------------------------------------------------------------------------------|----|----------|
| 12 | Private road          | • Road construction currently up to base course.                                                              | No | Q4 2026  |
| 13 | Private road          | • Road construction complete.                                                                                 | No | Complete |
| 14 | Private road          | • Road construction complete outside of apartment blocks.<br>Remainder of road is currently up to base course | No | Q1 2027  |
| 15 | Parcel entrance works | • Road construction currently up to base course.                                                              | No | Q2 2027  |
| 16 | Private road          | • Road construction currently up to base course.                                                              | No | Q2 2027  |
| 17 | Private road          | • Works not yet commenced.                                                                                    | No | Q4 2027  |
| 18 | Private road          | • Works not yet commenced.                                                                                    | No | Q4 2027  |
| 19 | Private road          | • Works not yet commenced.                                                                                    | No | Q1 2028  |
| 20 | Parcel entrance works | • Road construction currently up to base course.                                                              | No | Q1 2030  |
| 21 | Parcel entrance works | • Road construction currently up to base course.                                                              | No | Q3 2028  |
| 22 | Private road          | • Road construction currently up to base course.                                                              | No | Q3 2028  |
| 23 | Private road          | • Works currently ongoing.                                                                                    | No | Q1 2029  |
| 24 | Private road          | • Works not yet commenced.                                                                                    | No | Q1 2029  |
| 25 | Private road          | • Works not yet commenced.                                                                                    | No | Q1 2029  |
| 26 | Private road          | • Road construction currently up to base course.                                                              | No | Q3 2029  |
| 27 | Private road          | • Works not yet commenced.                                                                                    | No | Q3 2029  |
| 28 | Private road          | • Works not yet commenced.                                                                                    | No | Q3 2029  |
| 29 | Private road          | • Works not yet commenced.                                                                                    | No | Q1 2030  |

#### 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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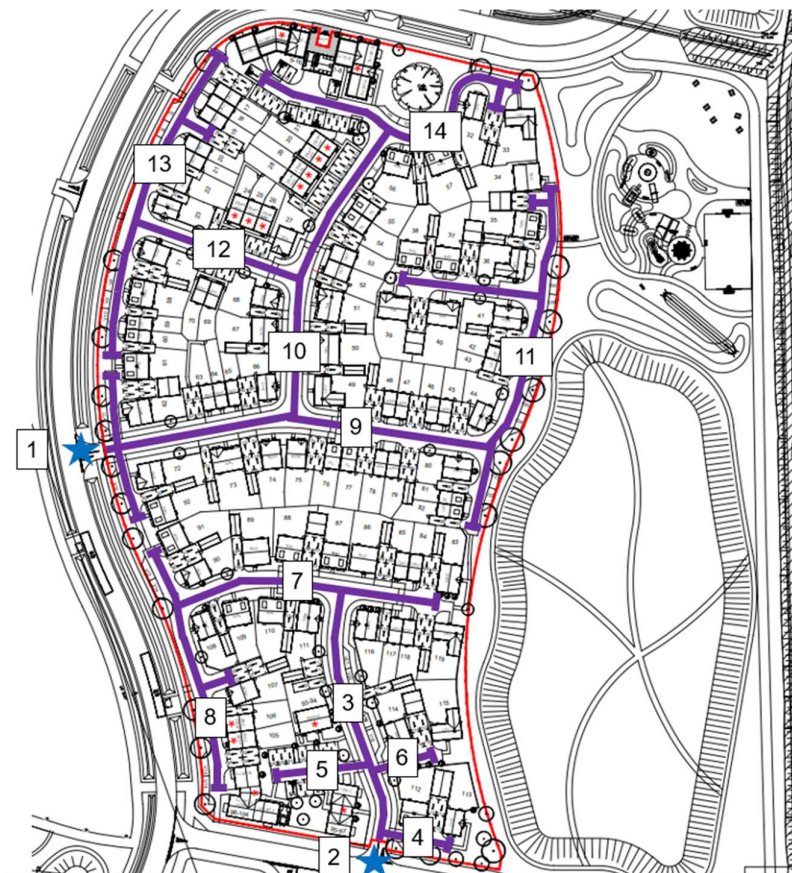
#### **Parcel 7 Remaining Works Plan**

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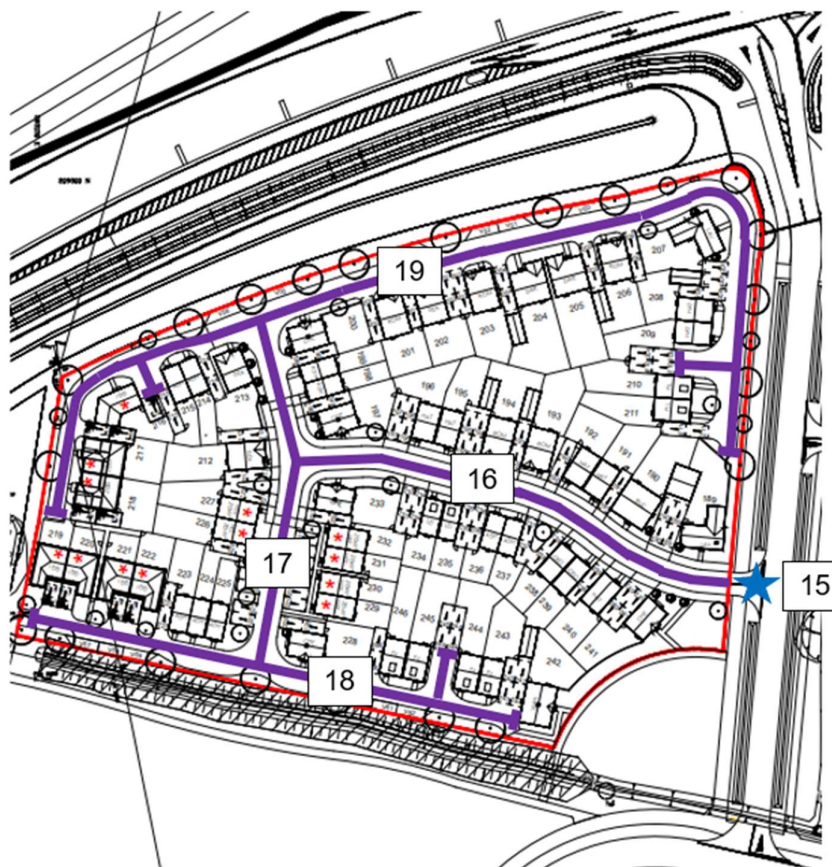
Classified as General



## Building Great Places

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#### Parcel 3 Remaining Works Plan



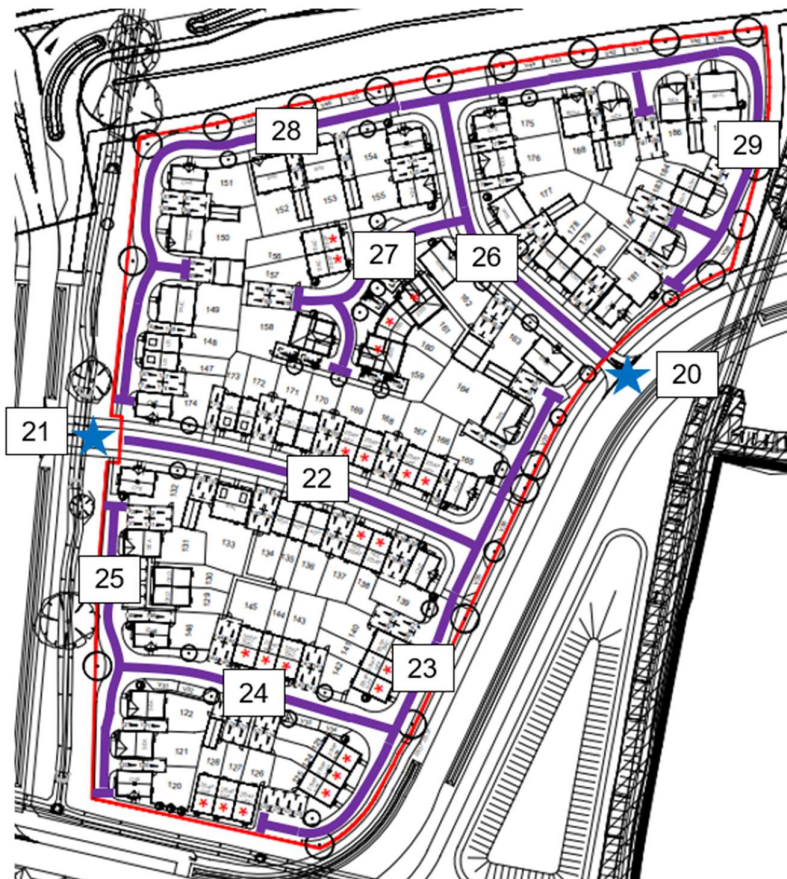
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## Building Great Places

### Development Update - Infrastructure, amenities and facilities at Westcombe Park, Heybridge

#### Parcel 6 Remaining Works Plan



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## Building Great Places

### Development Update - Infrastructure, amenities and facilities at Westcombe Park, Heybridge

#### 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        | Countryside Parcel                       | <ul style="list-style-type: none"> <li>Complete</li> </ul>                                                                                               | Yes                                          | Complete                           |
| 2        | Countryside Parcel                       | <ul style="list-style-type: none"> <li>Complete</li> </ul>                                                                                               | Yes                                          | Complete                           |
| 3        | Countryside Parcel                       | <ul style="list-style-type: none"> <li>Works currently ongoing.</li> </ul>                                                                               | Yes                                          | 2029                               |
| 4        | Countryside Parcel                       | <ul style="list-style-type: none"> <li>Works currently ongoing</li> </ul>                                                                                | Yes                                          | 2029                               |
| 5        | Future Primary School                    | <ul style="list-style-type: none"> <li>Works to start in 2035 but not yet confirmed.</li> </ul>                                                          | Yes                                          | TBC                                |
| 6        | Future Neighbourhood Centre              | <ul style="list-style-type: none"> <li>Care home – Currently under construction.</li> <li>Local Centre/Nursery – Works to start in late 2026.</li> </ul> | Yes                                          | TBC                                |
| 7        | Future Sports Pitches                    | <ul style="list-style-type: none"> <li>Works to start in late 2026 and will take c. 18 months to establish before being playable</li> </ul>              | Yes                                          | Q4 2028                            |
| 8        | Abbey Developments Parcel                | <ul style="list-style-type: none"> <li>Land sold to Abbey Developments. Planning application has been submitted, start date TBC.</li> </ul>              | Yes                                          | TBC                                |
| 9        | Landscape area to the east of Parcel 7   | <ul style="list-style-type: none"> <li>All play areas to be installed throughout 2026.</li> </ul>                                                        | Yes                                          | Q1 2027                            |
| 10       | Bellway Parcel                           | <ul style="list-style-type: none"> <li>Works not yet started.</li> </ul>                                                                                 | Yes                                          | TBC                                |
| 11       | Bellway Parcel                           | <ul style="list-style-type: none"> <li>Works currently ongoing</li> </ul>                                                                                | Yes                                          | TBC                                |
| 12       | Bellway Parcel                           | <ul style="list-style-type: none"> <li>Bellway show home area completed and open. Rest of development of parcel currently ongoing.</li> </ul>            | Yes                                          | TBC                                |
| 13       | Additional Road to the south of Parcel 7 | <ul style="list-style-type: none"> <li>Works currently ongoing</li> </ul>                                                                                | Yes                                          | Complete                           |
| 14       | Relief Road                              | <ul style="list-style-type: none"> <li>Complete</li> </ul>                                                                                               | Yes                                          | Complete                           |

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#### Wider Estate Remaining Works Plan



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#### **Managing Agents Contact Details**

Land Trust Residential Services Limited to undertake the estate management for the development.

3, 6 & 7 Westcombe Park (Heybridge) Management Company Limited has appointed Trinity Estates to undertake the maintenance of private roads & footpaths, private street lighting and drainage 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](mailto:CustomerServiceEA@crestnicholson.com)

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