



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

June 2026 – 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 -Phase 2 completed, Phase 3 ongoing	No	4 th Quarter 2027
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 – commenced	Yes	3 rd quarter 2027
2	Off-Site Highway Improvements	12 month maintenance period and final adoption	No	3 rd Quarter 2026
3	Link to eastern development	Repair masonry, hard & soft landscaping, lighting.	No	3rd quarter 2026
4	Phase 1 Spine Road	Soft Landscaping and maintenance period	No	4 th quarter 2026
5	Phase 2 Landscaping	Planting of tree, shrubs and hedges – completed	No	Completed
6	Phase 1 LAP	Installation of play equipment	No	Completed July 2024
7	River Crossing	Approval from Highways and completion of crossing	No	4 th quarter 2026
8	Highway Adoptable Spine Road	Kerbs, lamp columns and surface course.	No	4 th quarter 2028
9	Phase 3	Commence construction	No	3 rd Quarter 2027
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	1 st 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. Currently Phase 1 has been handed over to Pod Management. 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

For any phases not yet handed over, please contact our customer service team.

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