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

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	• Road construction currently up to base course. Final surface layer to be installed	No	Q3 2027
2	Parcel entrance works	• Road construction complete.	No	Complete
3	Private road	• Road construction complete	No	Complete
4	Private road	• Road construction complete.	No	Complete
5	Private road	• Road construction complete	No	Complete
6	Private road	• Road construction complete.	No	Complete
7	Private road	• Road construction complete.	No	Complete
8	Private road	• Road construction complete.	No	Complete
9	Private road	• Road construction currently up to base course.	No	Q3 2027
10	Private road	• Road construction currently up to base course.	No	Q3 2027
11	Private road	• Road construction currently up to base course.	No	Q3 2027

September 2026 – Updated Quarterly

Classified as General

Building Great Places

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

12	Private road	• Road construction complete.	No	Complete
13	Private road	• Road construction complete.	No	Complete
14	Private road	• Road construction currently up to base course.	No	Q3 2027
15	Parcel entrance works	• Road construction currently up to base course.	No	Q3 2027
16	Private road	• Road construction currently up to base course.	No	Q3 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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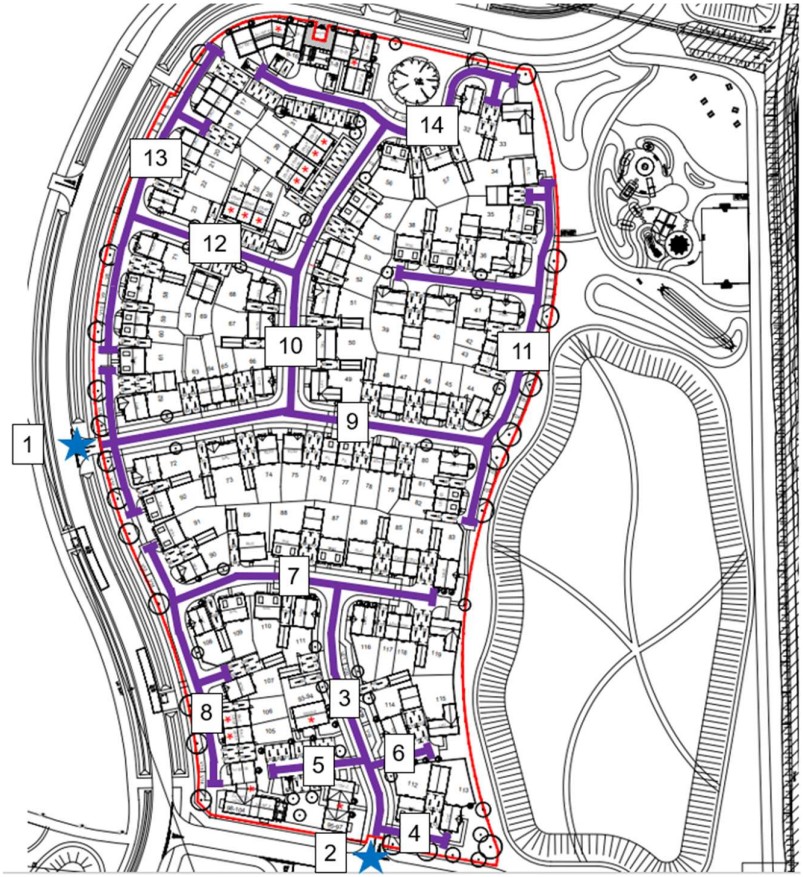
Building Great Places

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

Parcel 7 Remaining Works Plan



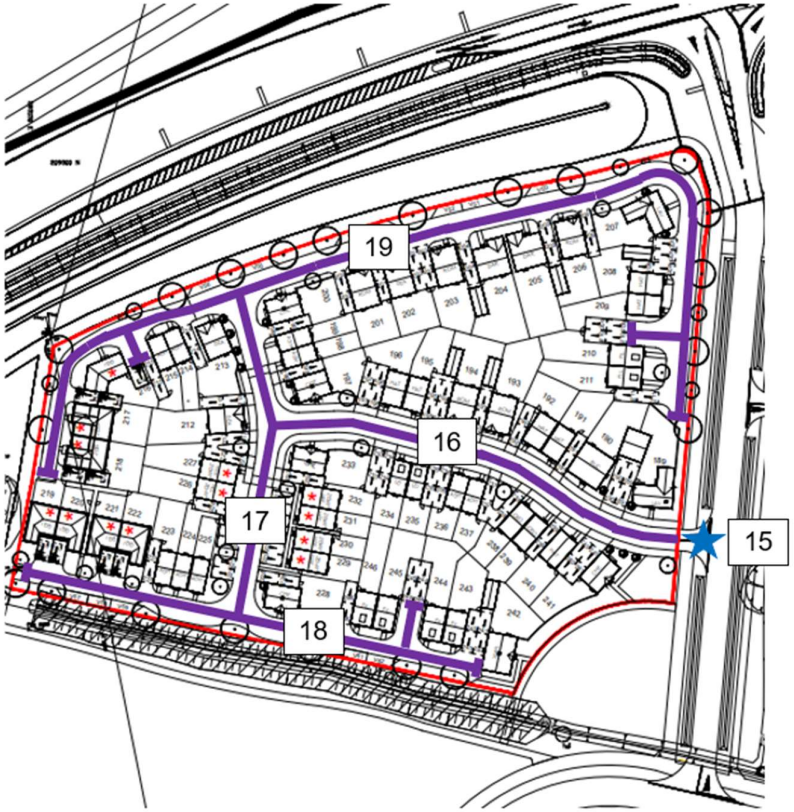
September 2026 – Updated Quarterly

Classified as General

Building Great Places

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

Parcel 3 Remaining Works Plan



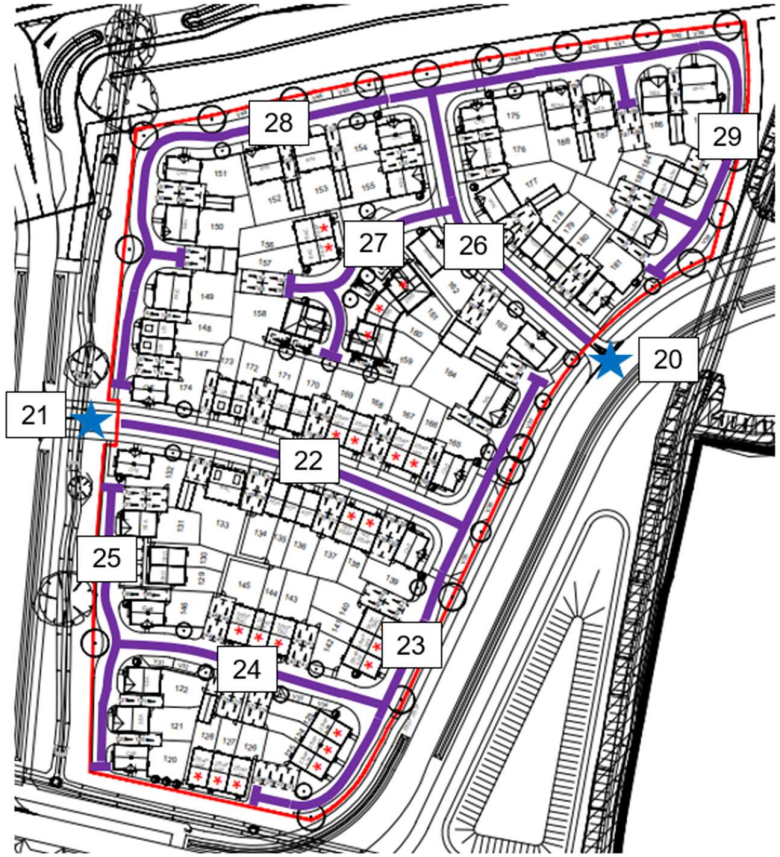
September 2026 – Updated Quarterly

Classified as General

Building Great Places

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

Parcel 6 Remaining Works Plan



September 2026 – Updated Quarterly

Classified as General

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	• Complete	Yes	Complete
2	Countryside Parcel	• Complete	Yes	Complete
3	Countryside Parcel	• Works currently ongoing.	Yes	2029
4	Countryside Parcel	• Works currently ongoing	Yes	2029
5	Future Primary School	• Works to start in 2035 but not yet confirmed.	Yes	TBC
6	Future Neighbourhood Centre	• Care home – Currently under construction. • Local Centre/Nursery – Works to start in late 2026.	Yes	TBC
7	Future Sports Pitches	• Works to start in late 2026 and will take c. 18 months to establish before being playable	Yes	Q4 2028
8	Abbey Developments Parcel	• Land sold to Abbey Developments. Planning application has been submitted, start date TBC.	Yes	TBC
9	Landscape area to the east of Parcel 7	• All play areas to be installed throughout 2026.	Yes	Q1 2027
10	Bellway Parcel	• Works not yet started.	Yes	TBC
11	Bellway Parcel	• Works currently ongoing	Yes	TBC
12	Bellway Parcel	• Bellway show home area completed and open. Rest of development of parcel currently ongoing.	Yes	TBC
13	Additional Road to the south of Parcel 7	• Works currently ongoing	Yes	Complete
14	Relief Road	• Complete	Yes	Complete

September 2026 – Updated Quarterly

Classified as General

Building Great Places

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

Wider Estate Remaining Works Plan

September 2026 – Updated Quarterly

Classified as General

Building Great Places

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

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 within the roads 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

September 2026 – Updated Quarterly

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