



Building Great Places

Development Update - Infrastructure, amenities and facilities at Sevington Lakes

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 Ashford, Bilham Lawn 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	F1 Road (stonechat way)	Completion of all remaining highways works and highway adoption	No	Q3 2027
2	Private road	Complete highway works and associated landscape and handover to management company	No	Complete
3	Adoptable road	Completion of all remaining highways works and highway adoption	No	Q4 2027
4	Attenuation Basin	Works to complete to attenuation basin	No	Complete
5	Public open space	Complete all open space works	No	Complete
6	Adoptable road	Completion of all remaining highways works and highway adoption	No	Complete
7	Private road	Complete highway works and associated landscape and handover to management company	No	Complete

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8	Private road	Complete highway works and associated landscape and handover to management company	No	Complete
9	Private road	Complete highway works and associated landscape and handover to management company	No	Complete
10	Adoptable road	Completion of all remaining highways works and highway adoption	No	Q4 2027
11	Private Road	Complete highway works and associated landscape and handover to management company	No	Complete
12	Private Road	Complete highway works and associated landscape and handover to management company	No	Complete

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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



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Wider Estate 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	Bellamy Gurner Junction	Completion of all remaining highways works and highway adoption. Complete now on maintenance period for 12months (October 2026)	No	Q4 2026
2	Spine Road	Complete	No	complete
3	Terminal Pumping Station	Completion and adoption of pump station	No	Q4 2027
4	Bullfinch Avenue	Completion of all remaining highways works and highway adoption	No	Q2 2027
5	Shops	Church Commissioners to supply	Yes	Unknown
6	Future Road	TBC under s106 agreement with council	Yes	Unknown
7	Care Home	TBC under s106 agreement with council	Yes	Unknown
8	Road A Brambling Avenue	Completion of all remaining highways works and highway adoption	No	Q2 2027
9	Road D Avocet Way	Completion of all remaining highways works and highway adoption	No	Q1 2028
10	Road C2	Completion of all remaining highways works and highway adoption	No	Q1 2028
11	Ecology Corridor	Complete landscaping works	No	Q2 2025 (completed)
12	Road B/C1 Swift Avenue	Completion of all remaining highways works and highway adoption	No	Q1 2028
13	Satellite Pumping Station	Completion and adoption of pump station	No	Q4 2027

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14	Waterlink Park	Completion of all remaining highways works and highway adoption	No	Q4 2028
15	Waterlink Bridge	Completion of all remaining highways works and highway adoption	Yes	Q4 2028
16	Captains Wood	All works complete	No	Completed
17	Satellite Pumping Station	Completion and adoption of pump station	No	Q4 2027
18	F1 Road Stonechat Way	Completion of all remaining highways works and highway adoption	No	Q2 2027
19	Sevington Lakes	Landscaping to be completed and fence line to be installed	No	Q4 2024 (completed)
20	Sevington Park	On completion of B4/5 and subject to orders being placed for play equipment.	No	Q4 2027
21	Road F2	Completion of all remaining highways works and highway adoption	No	Q4 2028
22	B6-B8 Phase	Once planning is obtained and work are targeted to start for a period of 5 years	No	Q2 2032
23	Satellite Pumping Station	Complete associated works for adoption	No	Q4 2027
24	Road B South	Completion of all remaining highways works and highway adoption Once construction works have completed on Site A1.	No	Q4 2026
25	Green Star	Local school	No	Complete

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Managing Agents Contact Details

The Finberry Estate Management Limited company will be responsible for maintaining small areas of landscaping and shared drive access for a small number of properties. HML has been appointed to undertake the estate management for the development if you wish to discuss any estate management matters please contact the following:

 01732 879430

 www.hmlgroup.com

Address:

The Oasts,
Mill Court,
Mill Street,
East Malling
Kent
ME19 6BU

HML now manage the wider estate. Please use the HML Connect Portal or email Graham.Kaill@hmlgroup.com

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