

Building Great Places

Development Update - Infrastructure, amenities and facilities at Henley Gate

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 Henley Gate. The works are also shown on the plan below.

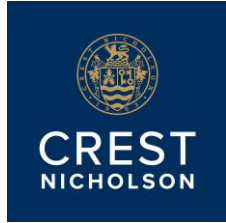
The timescales provided for completion of works are indicative and may be subject to change based on external market factors.

For information on progress of these works please check the Development website accessed via www.crestnicholson.com

Schedule of Remaining Works to Phase 1

Plan Ref	Description	Remaining Works	Is a Third Party Responsible for Completing?	Forecast Date for Works Completion
1	Site entrance works	<ul style="list-style-type: none"> Traffic lights are now live Footpaths to be finished following diversion of mobile phone mast 	Circet UK	Q3 2025
2	Adoptable Road 1	<ul style="list-style-type: none"> Road to receive final surface once construction traffic is diverted to alternative route 	No	Q1 2026
3	Adoptable Road 2	<ul style="list-style-type: none"> Road currently constructed up to base course. To be surfaced once construction traffic is permanently diverted. 	No	Q1 2026
4	Private Road	<ul style="list-style-type: none"> Road complete 	No	Q3 2022
5	Private Road	<ul style="list-style-type: none"> Road complete 	No	Q3 2022
6	Private Road	<ul style="list-style-type: none"> Road complete 	No	Q2 2025
7	Private Road	<ul style="list-style-type: none"> Partially complete, remaining surface course at southern section to be completed 	No	Q2 2025

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8	Private Road	• Road completed	No	Q4 2024
9	Private Road	• Road completed	No	Q4 2024
10	Drainage Pond	• Pond constructed and fully landscaped	No	Q2 2024
11	Open Space	• Landscaping to be planted and seeded.	No	Q2 2025
12	Open Space	• Open space complete. Seeding being monitored.	No	Q2 2025
13	Open Space	• Open space complete.	No	Q2 2025
14	Parking Court	• Landscaping to be finalised.	No	Q2 2025
15	Parking Court	• Parking court complete	No	Q3 2023
16	Parking Court	• Parking court complete	No	Q3 2023
17	Parking Court	• Parking court complete	No	Q3 2023

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.



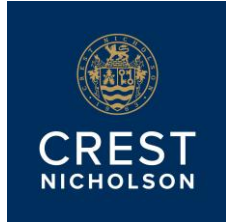
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Phase 1 Remaining Works Plan



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Schedule of Remaining Works to Parcel 3A

Plan Ref	Description	Remaining Works	Is a Third Party Responsible for Completing?	Forecast Date for Works Completion
1	Site entrance works	<ul style="list-style-type: none"> Site access works consisting of bellmouth, footways, cycle ways and traffic signals yet to commence. Diversion of existing utilities to take place. 	Anglian Water and SCC Highways	Q4 2025
2	Adoptable Road 3	<ul style="list-style-type: none"> Road currently constructed up to base course. To be surfaced once construction traffic is permanently diverted. 	No	Q4 2028
3	Adoptable Road 2	<ul style="list-style-type: none"> Road currently constructed up to base course. To be surfaced once construction traffic is permanently diverted. 	No	Q1 2026
4	Private Road	<ul style="list-style-type: none"> Road constructed to base course, surface course to be completed. 	No	Q4 2025
5	Private Road	<ul style="list-style-type: none"> Drainage and road construction to commenced. 	No	Q4 2025
6	Private Road	<ul style="list-style-type: none"> Drainage and road construction to commenced. 	No	Q4 2025
7	Private Road	<ul style="list-style-type: none"> Drainage and road construction to commenced. 	No	Q4 2025
8	Private Road	<ul style="list-style-type: none"> Drainage and road construction to commenced. 	No	Q4 2025
9	Private Road	<ul style="list-style-type: none"> Drainage and road construction to commenced. 	No	Q2 2026
10	Private Road	<ul style="list-style-type: none"> Road not yet commenced construction. Drainage and road to commence Q2 2025. 	No	Q2 2026
11	Private Road	<ul style="list-style-type: none"> Road not yet commenced construction. Road not yet commenced construction. Drainage and road to commence Q2 2025. 	No	Q2 2026
12	Drainage Pond	<ul style="list-style-type: none"> Pond to yet to be formed or landscaped. 	No	Q4 2025
13	Drainage Swale	<ul style="list-style-type: none"> Pond to yet to be formed or landscaped. 	No	Q4 2025
14	Landscaped Area	<ul style="list-style-type: none"> Trees and landscaping to be planted. 	No	Q4 2025

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15	Local Centre	<ul style="list-style-type: none"> Construction yet to commence. Foundations to begin Q2 2025. Shops, apartments and plaza superstructure works yet to commence. 	No	Q4 2026
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Notes:

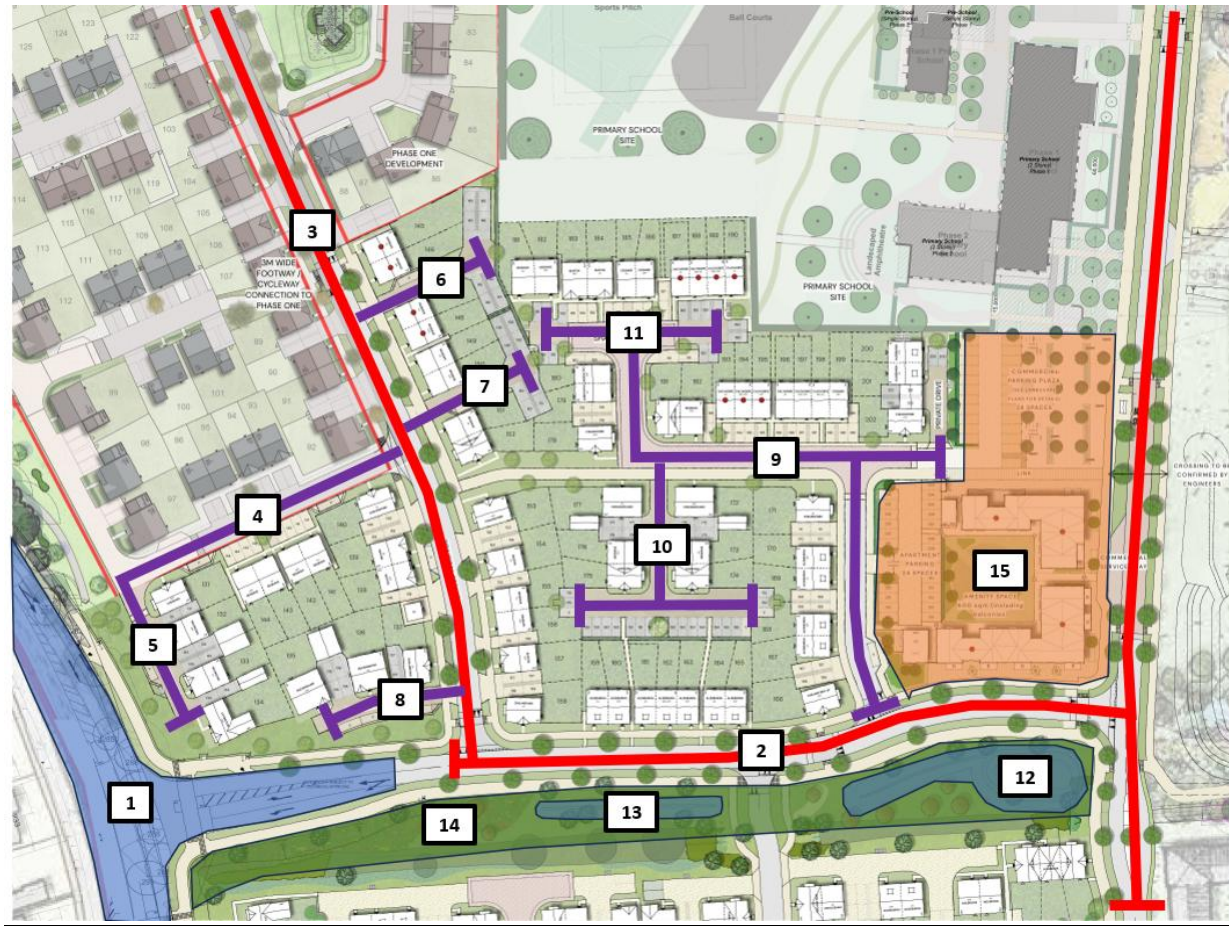
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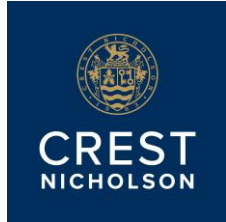
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Phase 3A Remaining Works Plan



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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	Northern access	<ul style="list-style-type: none"> Traffic signals now live, awaiting telephone mast diversion. 	Yes	Q3 2025
2	Southern access	<ul style="list-style-type: none"> Temporary construction access has been installed. Anticipated start date for permanent works Q3 2025. 	No	Q2 2026
3	Vehicular bridge	<ul style="list-style-type: none"> Surfacing works and adoptable roads to connect bridge. Other developers are responsible for the connection of the bridge South of the railway. 	Yes	Q4 2026
4	Pedestrian bridge	<ul style="list-style-type: none"> Surfacing works and pathways to connect bridge. Other developers are responsible for the connection of the bridge South of the railway. 	Yes	Q4 2026
5	Country Park phase 1	<ul style="list-style-type: none"> Landscaping to be completed. Street furniture to be installed. Timber footbridges to be installed. Footpaths to be resurfaced around bridges. 	No	Q4 2025
6	Country Park phase 2-8	<ul style="list-style-type: none"> Landscaping to be planted Street furniture to be installed Westerfield road car park to be finalised. 	No	Q1 2026
7	Public open space	<ul style="list-style-type: none"> Pending future planning application 	No	Q4 2026
8	Primary School	<ul style="list-style-type: none"> Pending future planning application 	Yes	Q3 2025
9	Sports pitches	<ul style="list-style-type: none"> Pending future planning application 	No	Q4 2026
10	Local Centre	<ul style="list-style-type: none"> Pending future planning application 	No	Q4 2025
11	Visitor Centre	<ul style="list-style-type: none"> Visitor centre to be completed. Road and services to be installed once planning approved. 	Yes	Q1 2026

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		<ul style="list-style-type: none">• DEAP (play area) to be completed• IBC responsible for staffing the centre and cafe		
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Wider Estate Remaining Works Plan



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Managing Agents Contact Details

Henley Gate Management Company Limited has appointed Preim Limited to undertake the estate management for the development.

Phase 1 (landscape only) has recently been handed over to Preim as of 1st February 2025. We are currently in the process of handing over the private roads along with associated infrastructure of this phase.

Should you have any queries please contact CustomerServiceEA@crestnicholson.com