

Your neighbourhood update

Development name:
Alexandra Gardens

Planning consent no.:
Ref: 18/4050N, Ref: 18/4051N

No. of homes:
249

Public open spaces

The grass seeding along Hotspur Rd & Haig Drive is complete and has germinated with regular cutting. This area is now being regularly maintained.

Play areas

The play areas in front of 40 Hotspur Road / 4 Haig Drive / 5 Chaucer Road are complete and are now being managed and maintained by Trust Green.

Streetlights

Street lighting columns have been installed in the areas of Wren Drive into Clive Road, They are all connected and all commissioned.

We are aware that we have one faulty column by 38 Hotspur Road that needs attention, this will be complete by the end of September 2023

Street names

The next street name plates are due to be installed on Wren Drive leading into Clive Road by the end of September 2023.

Bins / dog waste bins

One bin was missing to the front of 1 Hotspur Road this has now been positioned.

Where the open space areas have been handed over to the management company, the maintenance and emptying of the bins are the responsibility of Trust Green.

Final surfacing - block paving private and shared drives

We aim to final surface all drives prior to legal completion.



Trees, landscaping and street scene

All planting to the Public Open Space areas have been completed, some maintenance work is required and will be completed by the end of November 2023

Bike shelters

There are none to be installed at this development

Final surfacing - roads and footpaths

Final surfacing of the roads is anticipated to be complete by Summer 2024. The surfacing works will be split into four phases:

Phase 1: Chaucer Road & Haig Drive.

Phase 2: Hotspur Road, Rowallan Place, Boadicea Drive & Kitchener Road.

Phase 3: Wren Drive, Clive Road & Anzac Drive

Phase 4: Hurcomb Way

Exact dates to be confirmed in due course in line with build programme.

Local authority roads / footpath adoption

Cheshire East Council are the Adopting Highway Authority and will be responsible for formally Adopting and maintaining the roads and footways in the future. Formal Adoption can only take place once the final surfacing has been completed and a subsequent 12 month maintenance period allowed. Formal Adoption of the roads and footways is therefore anticipated towards the end of 2025.

Waste water / pump station adoption

United Utilities are the Adopting Drainage Authority and will be responsible for formally adopting and maintaining the drainage systems and the foul water pump station in the future. The necessary Legal Agreement has been signed by all Parties and a full inspection of the drainage systems needs to be completed before a 12 month maintenance period is allowed. Once the 12 month maintenance period has been completed, formal adoption of the drainage systems and pump station can take place. Formal Adoption of the drainage systems and pump station is therefore anticipated towards the end of 2024.

Bus routes

There are no bus routes through the development.



Future phases

The next phase of development will include plots along Wren Drive, leading to Clive Road.

Sub stations / generators

There is an existing sub station on site located adjacent to the pump station and play area. The substation has been commissioned and is now live.

Public right of way

There is an existing Public Right of Way (PRoW) which crosses the Eastern corner of the site. This will be maintained by the Local Authority following completion of the development.

Landscape adoption

The public open space areas in phase 1 and opposite Hotspur Road is now been maintained by the Management Company. Open space areas with phase 2 will be handed over upon completion of the development.

Bollards and bollard lighting

There are no bollards to be installed at this development

AOB build

The rising mains work for Watkin Jones has commenced and is due to be complete by end of August 2023

Watkin Jones have applied for a road closure on Sydney Road to connect the rising main, This should happen by Dec 2023