

# Your neighbourhood update

**Development name:**

The Fairways

**Planning consent no.:**

Ref: 19/2202M

**No. of homes:**

224

## Public open spaces

The Public Open Spaces on Phase 1 are now managed by Trust Green.

This covers all of Phase one, which consists of:

St Georges Way.

Mottram Avenue.

Wentworth Street.

Blackheath Drive.

Heyrose Place.

Birkdale Drive.

Cheadle Close.

The Public Open Space in between Sagars road and St Andrews Crescent will be seeded by the end of September.

All other Public Open Space will be opened up as the site progresses.

## Play areas

All play areas are now open.

## Streetlights

Street lights on Phase 2 will be commissioned and connected at the same time as the installation of the footpaths. Wherever possible we will ensure all street lights are on prior to houses being occupied.

The next street lights to be installed will be opposite Number 4 Hawkstone Road. We expect this to be installed and commissioned by the end of November 2023. This will complete all street lights on Hawkstone Road. We will then move onto St Andrews Crescent.



## Street names

Any outstanding Street Name plates on phase 2 will be installed by the end of September 2023.

## Bins / dog waste bins

All bins on the development are now with the Management company (Trust Green) to manage and maintain.

## Final surfacing - block paving private and shared drives

Driveways are all block paved and will be completed in time for legal completion.

## Trees, landscaping and street scene

Private landscaping will be done after legal completion of the property, subject to weather conditions. Trees will be planted during tree planting season, (November until the end of March)

## Bike shelters

All required bike shelters will be in place prior to legal completion. Please note this will be plot specific and only intended for use by the relevant properties.

## Final surfacing - roads and footpaths

Final surfacing to the upper part of St George's Way and Wentworth Street is scheduled to be completed by the end of 2023. Final surfacing to the remaining roads and footways throughout the development will be in line with the build programme and further details will be provided in due course.

## 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, following completion of a legal agreement (which we anticipate will be concluded in early 2024, subject to receipt of a draft legal agreement from the adopting authority, which we are still awaiting). 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

There is no waste water pump station on the development. Foul sewers connect via gravity into the existing sewers in Hampson Crescent.

## Bus routes

There are no bus routes proposed through the development and the development itself does not affect any existing bus routes.

## Future phases

The development will be constructed in one build phase with build completion currently anticipated in 2024.

## Sub stations / generators

There is an existing sub-station located adjacent to No. 26 St. George's Way. This sub-station has been commissioned and is now live and in use.

## Public right of way

There are no Public Rights of Way (PRoW) affected by the development or being affected by the development.

## Landscape adoption

The handover of landscaped areas to the appointed Management Company for Phase 1 of the development (all areas East of St Georges Way including the area opposite No's 41, 43 and 45 St Georges Way) has now taken place. All landscaped areas to Phase 2 (all properties West of St Georges Way) is anticipated for handover in December 2024.

## Bollards and bollard lighting

All bollard lighting is plot specific and will be installed and commissioned prior to Legal Completion.

The next plots to have bollard lighting outside of their properties are Numbers 4 & 8, St Mellion Close.