

Your neighbourhood update

Development name:

Winnington Place

Planning consent no.:

Ref: 20/00992/REM

No. of homes:

124

Public open spaces

The Public Open Space is completed in phase 1 and currently on the maintenance schedule. Phase 2 public open space will be completed at the time of the completion of the site, expected December 2025.

Play areas

The play area will be installed at the end of phase two of construction, expected in December 2025.

Streetlights

Streetlights are erected and connected to coincide with the progression of the build and each legal completion

Street names

Street name plates are erected as and when the first home is legally completed on each road or cul de sac.

Bins / dog waste bins

These are only to be located in the open spaces and the proposed installation date is not yet confirmed.

Final surfacing - block paving private and shared drives

The final surfacing of private and shared drives will be completed as build progresses. The Final Surfacing of Phase 1 of the development will be completed at the same time as Phase 2.



Trees, landscaping and street scene

Landscaping will be completed in line with the legal completion date of the property, weather permitting. Please note that tree planting season is between October and March.

Bike shelters

Wooden bike stores are provided in the rear gardens of any home without a garage and will be erected ready for the completion of your home.

Final surfacing - roads and footpaths

The roads are proposed to be adopted by Cheshire West and Chester Highways department in a minimum of 5 phases. Prior to adoption, it is anticipated that the roads will be final surfaced at a time when they are no longer used by any construction traffic, for this or any future development.

Local authority roads / footpath adoption

The Local Authority have witnessed the construction of the roads and footpaths to their adoptable standards. The Local Authority will be present during the preparation works preceding the final surfacing and confirm they are happy with any remedial works carried out. The first phase of adoption is the 12 month maintenance period, at the end of the 12 months, the roads will be formally adopted by the Local Authority.

Waste water / pump station adoption

There is a new waste water pumping station proposed to serve the development. This has been constructed to United Utilities adoptable standards and is currently fully operational. The pumping station will be adopted by United Utilities upon completion of the development.

Bus routes

There are no new bus routes associated with this development.

Future phases

A reserved matters planning application for 103 plots at Winnington Place phase 2 was approved by Cheshire West & Chester Council in June 2023. This phase of the development is under construction. There is no future development proposals associated with Winnington Place.



Sub stations / generators

The new electric substation serving the development has been constructed and transferred formally to Scottish Power Energy Networks (SPEN) who now operate and maintain it.

Public right of way

There are no public rights of way affected by this development.

Landscape adoption

Phase 1 landscaping is in progress and in preparation to be finished and handed over for adoption in December 2023. Phase 2 landscaping to be finished and handed over for adoption to coincide with the build route for phase 2.

Bollards and bollard lighting

Bollards will be installed and connected at the same time as the legal completion of the property(ies) in that area.

AOB build

Sewer remedial works are expected to take place at the beginning of October, forecasted to last four-five weeks. These are outside plots 82-84 and 86. Suitable car and pedestrian access will be provided. The Public Open Space that runs down the length of phase 1 from plot 1 to 25 is expected to be complete and landscaped towards the end of October. After this we can remove the fencing and open this area to the public.