

Your neighbourhood update

Development name:

Victoria Mills

Planning consent no.:

Ref: 16/3724C

No. of homes:

138

Public open spaces

The public open space is due to be completed and handed over to the management company, Trust Green, by Autumn 2023. All play equipment is installed and seeding works are ongoing.

Play areas

The play area is complete and we are looking to hand it over to the management company by Autumn 2023.

Streetlights

The electric feed and streetlight to the shared drive outside plot 74 will be installed and commissioned by the end of September 2023, along with the streetlight outside plot 80. The streetlights outside 111 and 113 will be installed in November 2023 and commissioned in December 2023.

Street names

All street name plates are now in situ except for the 2 at the entrance to the site, these are on order and will be installed as soon as they are delivered

Bins / dog waste bins

The public open space and play area is due to be completed and handed over to the management company by Autumn 2023 at which point the bins will be installed.

Final surfacing - block paving private and shared drives

Driveways are final surfaced as build progresses. The next drives to be surfaced will be for plots 56-48, towards the end of November 2023.



Trees, landscaping and street scene

Landscaping to all homes will be carried out upon legal completion of each home, along with any shrubs. With regards to trees, these will be installed on completed homes during the months of October to February which is the planting season.

Bike shelters

N/A

Final surfacing - roads and footpaths

Final surfacing of the roads is anticipated to be complete by Winter 2024. The surfacing works will be split into phases and exact dates will be confirmed in due course in line with the 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 legal agreement is signed, final surfacing of the site is completed and a subsequent 12 month maintenance period allowed. Formal adoption of the roads and footways is therefore anticipated towards the end of Winter 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 pumping station in future. Following a 12 month maintenance period, they will then formally adopt the system. Formal adoption is therefore anticipated by Winter 2024.

Bus routes

There are no bus routes through the development.

Future phases

The development will be built in one phase of construction. The next plots ready for completion will be along James Walker Drive.

Sub stations / generators

There is an existing sub station on site located adjacent to the public open space/play area. The sub station is live and GTC are responsible for it.



Public right of way

There are no public rights of way (PRoW) affecting the development.

Landscape adoption

The public open space and play area is due to be completed and handed over to the management company by Winter 2023.

Bollards and bollard lighting

None planned for the next 3 months