

Your neighbourhood update

Development name:

Cross Fields

Planning consent no.:

Ref: 21/00484/FULMAJ

No. of homes:

80

Public open spaces

The remaining areas of Public Open Space are due to be completed by Winter 2024.

Play areas

The play area located in the centre of the of the main open space will be installed towards the completion of the development, anticipated to be December 2024.

Streetlights

Street lights will be installed as build progresses

Street names

Street names will be installed as build progresses and before final surfacing.

Bins / dog waste bins

Should residents collectively wish dog bins to be installed, this will need to be discussed with the Management Company when they take over the site maintenance.

Final surfacing - block paving private and shared drives

Final surfacing and block paving of drives is generally completed around the legal completion date of your home.

Trees, landscaping and street scene

Street and private landscaping is completed as build progresses. Trees are planted seasonally between October and February.

Bike shelters

There are no bike shelters to be installed on this development.



Final surfacing - roads and footpaths

The roads will be final surfaced to coincide with the completion of the development, currently anticipated to be in Winter 2024.

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 which precede the final surfacing and will confirm they are happy with any remedial works carried out. The roads will then be final surfaced to coincide with the completion of the development, which will trigger the first phase of the adoption process - the Maintenance period. During this period, any maintenance of the roads and footpaths for 12 months will be Anwyl's responsibility. At the end of the 12 months, the roads will be formally adopted by the Local Authority. In this case, the Local Authority is Lancashire County Council.

Waste water / pump station adoption

There is no new waste water pumping station associated with this development.

Bus routes

There are no new bus routes associated with this development.

Future phases

There are no future phases of construction associated with this development.

Sub stations / generators

There are no new electric substations or generators provided by Anwyl Homes associated with this development.

Public right of way

There is currently a public right of way closure, organised by others, preventing access along the right of way during the construction period. The right of way will be reopened in April 2024 when the new route is available and clear from any construction traffic.



Landscape adoption

Landscaping is in progress and in preparation to be finished and handed over for adoption to coincide with the completion of the properties in this area. We anticipate this being in 2 phases, the first phase to be finished and handed over Summer 2024 and the second in Winter 2024/25.

Bollards and bollard lighting

Bollard lighting will be installed where specified and in line with build progress and the date of legal completions.