

# Your neighbourhood update

**Development name:**

Deva Green

**Planning consent no.:**

Ref: 20/04152/REM

**No. of homes:**

142

## Public open spaces

The Public Open Space to the North West of the development, opposite No's 13 and 15 on Silver Road, is scheduled to be open in the Autumn of 2024.

All Public open spaces that are now outside the build area have been seeded. These areas will continued to be monitored to review their progress over the Winter / Spring period.

## Play areas

The play area is scheduled to be open by November 2024.

## Streetlights

All the street lights that are installed are now commissioned.

## Street names

Street Name plates are fitted to all roads where properties are occupied. Street name plates are installed prior to footpaths being finished and properties occupied.

## Bins / dog waste bins

Bins and Dog waste bins will be available when the Public Open Spaces have been adopted by the management company. We expect this to be in the Autumn of 2024.

## Final surfacing - block paving private and shared drives

We aim to complete the final surfacing of private and shared drives prior to the legal completion of our homes. In certain circumstances, this may happen after legal completion, if so, the Site Management team will discuss specific dates with you during your key release appointment.



## Trees, landscaping and street scene

Any private planting will be done prior to legal completion, subject to weather conditions. Tree planting season is from October to February. All outstanding planting will be discussed during the Key Release appointment and the Site Management team will advise on any outstanding work to your home.

## Bike shelters

There are no bike shelters on this development.

## Final surfacing - roads and footpaths

Final Surfacing of the remaining roads across the development will happen in phases, with dates to be confirmed in due course.

## Local authority roads / footpath adoption

The roads and footways will not be adopted by the Local Authority. They will remain private and will be maintained by a resident led Management Company, Trust Green. Trust Green have been carrying out the necessary inspections throughout the construction of the roads and footpaths and have provided updated inspection reports. This will continue for the duration of the build until such time as they are ready to be handed over to the Management Company.

## Waste water / pump station adoption

Welsh Water are the Adopting Drainage Authority and will be responsible for formally adopting and maintaining the foul water pump station in the future. The necessary Legal Agreement has been signed by all parties and a full inspection of the foul drainage system needs to be completed before a 12 month maintenance period is allowed. Once the 12 month maintenance period has been completed (which can only occur once the development is 50% occupied), formal adoption of the drainage systems and pump station can take place. Formal adoption of the foul drainage and pump station is therefore anticipated towards the end of 2026. There will also be a surface water pumping station on site, however, this will fall under the contract with Trust Green for maintaining.

## Bus routes

There are no bus routes affecting the development.



## Future phases

There are no future phases of construction. The development will be completed in one phase.

## Sub stations / generators

There is an existing sub station, accessed off Clifton Drive, which will serve as the permanent point of electric connection for all homes. This is now energised and is live.

## Public right of way

There are no Public Rights of Way affecting the development.

## Landscape adoption

Any areas of landscaping and the play area will be handed over to the Management Company in due course, dates will be shared towards Spring 2025.

## Bollards and bollard lighting

All bollards and lighting will be complete by the time of legal completion.

Should we incur any delays due to a shortage of materials, the Site Management team will discuss this with you and advise accordingly.