

Your neighbourhood update

Development name:

Mill Green

Planning consent no.:

Ref: 19/0926

No. of homes:

96

Public open spaces

The public open space will be completed in line with the last properties on the development, now expected in Summer 2024.

Play areas

The play area will be installed before we leave site in the Summer of 2024.

Streetlights

Street lights are installed as build progresses

Street names

Street name signs are installed as build progresses and before footpaths are final surfaced

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/block paving of plot drives is done around the date of legal completion.

Trees, landscaping and street scene

Trees are planted seasonally between October and February, depending on availability and weather conditions.

Street landscaping is installed as build progresses and private landscaping is installed before legal completion, as long as the weather conditions allow.



Bike shelters

No bike shelters are planned for this site

Final surfacing - roads and footpaths

The roads will be final surfaced to coincide with the completion of the development in Summer 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 preceding the final surfacing and confirm they are happy with any remedial works carried out. The roads will 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 Anwyll'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

The new electric substation serving the development has been constructed and transferred formally to Electricity North West Limited (ENWL) who now operate and maintain it.

Public right of way

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



Landscape adoption

Landscaping is in progress and in preparation to be finished and handed over for adoption by the management company in March 2024.

Bollards and bollard lighting

Bollards and bollard lighting will only be fitted to areas where it is specified, and will be in place by completion of the site in 2024.

For further information or guidance on your new home, please visit our Customer Aftercare page at anwylhomes.co.uk

thoughtful homes