

# Your neighbourhood update

## Development name:

The Oaks at Rossbank

## Planning consent no.:

Ref: 20/01123/REM &  
Ref: 20/01124/REM

## No. of homes:

260

## Public open spaces

The remaining public open space areas are currently due to be opened in early 2025.

## Play areas

The remaining play area is currently due to be opened around mid 2025.

## Streetlights

The next streetlights to be installed and lit will be around plots 144 to 131, due to be completed by the end of April 2024.

## Street names

There are no new street name plates due to be installed in the next three months.

## Bins / dog waste bins

The bins/dog waste bin has been installed within the public open space, adjacent to 14 Kingfisher Street, and is maintained by Trust Green following their adoption of this space.

## Final surfacing - block paving private and shared drives

The next homes to receive their tarmac wearing course will be plots 205 to 210, plots 183 to 188, 117 to 107, 107 to 123, 182 to 179. These are currently planned for completion by May 2024.

## Trees, landscaping and street scene

Private landscaping will be completed around the time of legal completion.

All tree planting will take place during the months of November to February.



## **Bike shelters**

There are no outstanding bike shelters to be installed within this development.

## **Final surfacing - roads and footpaths**

Final Surfacing will be completed in phases and the dates associated with these works will be available in due course. Final surfacing will only commence upon completion of the necessary legal agreement and inspection of the sewers. Completion of the Legal Agreement is expected by Summer 2024, subject to receipt of a draft Legal Agreement from the Adopting Authority, which is still awaited at this point in time.

## **Local authority roads / footpath adoption**

Cheshire West & Chester Council are the adopting Highway Authority who will be formally adopting the roads and footpaths once the necessary legal agreement has been completed. Once the agreement has been concluded an update will follow on adoption timescales. A draft Legal Agreement is yet to be received from the Adopting Authority at this point in time.

## **Waste water / pump station adoption**

There is no foul waste water pumping station on site. All sewers are connected via a gravity connection.

## **Bus routes**

There are no bus routes affecting the development.

## **Future phases**

The development will be carried out in a single phase. Build completion is currently anticipated in early 2025.

## **Sub stations / generators**

There is an existing substation commissioned and in use, located next to the proposed large public open space and play area on site.

## **Public right of way**

There are no Public Rights of Way affecting the development.



## Landscape adoption

The landscaped area adjacent to Lamprey Road is now complete, however there is no current date agreed for handover to the management company, Trust Green. This will be updated in due course. The remainder of the landscaped areas on the development will be completed towards the end of the construction period, currently anticipated in Spring 2025. Once these areas have been constructed, a handover date will be agreed.

## Bollards and bollard lighting

There are no outstanding bollards or bollard lights to be installed.