

# Your neighbourhood update

**Development name:**

Winnington Place

**Planning consent no.:**

Ref: 20/00992/REM

**No. of homes:**

124

## Public open spaces

The Public Open Space is completed in phase 1 of the development and currently being maintained regularly. The Public Open Space that runs down the length of phase 1, from plots 1 to 25, will be completed over the coming months, with the exception of the seeding. The seeding will be carried out during Spring of 2024. This area can then be opened to the public.

Phase 2 public open space will be finished and opened at the time of the completion of the site, expected December 2025.

## Play areas

Phase 1 play area is due to open Summer 2024

## Streetlights

Streetlights are erected and connected to coincide with the progression of the build and each legal completion

## Street names

Street name plates are erected as and when the first home is legally completed on each road or cul de sac.

## 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

The final surfacing of private and shared drives will be completed as build progresses.



## Trees, landscaping and street scene

Landscaping will be completed in line with the legal completion date of the property, weather permitting. Please note that tree planting season is between October and March.

## Bike shelters

Wooden bike stores are provided in the rear gardens of any home without a garage and will be erected ready for the completion of your home.

## Final surfacing - roads and footpaths

The roads are proposed to be adopted by Cheshire West and Chester Highways department in a minimum of 5 phases. Prior to adoption, it is anticipated that the roads will be final surfaced at a time when they are no longer used by any construction traffic.

## 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 first phase of adoption is the 12 month maintenance period, at the end of the 12 months, the roads will be formally adopted by the Local Authority.

## Waste water / pump station adoption

There is a new waste water pumping station proposed to serve the development. This has been constructed to United Utilities adoptable standards and is currently fully operational. The pumping station will be adopted by United Utilities upon completion of the development.

## Bus routes

There are no new bus routes associated with this development.

## Future phases

There is no future development proposals associated with Winnington Place.

## Sub stations / generators

The new electric substation serving the development has been constructed and transferred formally to Scottish Power Energy Networks (SPEN) who now operate and maintain it.



## Public right of way

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

## Landscape adoption

Phase 1 landscaping is in progress and in preparation to be finished and handed over for adoption in March 2024. Phase 2 landscaping to be finished and handed over for adoption to coincide with the build route for phase 2.

## Bollards and bollard lighting

Bollards will be installed and connected at the same time as the legal completion of the property(ies) in that area.

## AOB build

Sewer remedial works are still expected to take place over the coming months, these were delayed and are forecasted to last four-five weeks. These are outside plots 82-84 and 86. Suitable car and pedestrian access will be provided for the duration of these works.