

Your neighbourhood update

Development name:
Alexandra Gardens

Planning consent no.:
Ref: 18/4050N, Ref:
18/4051N

No. of homes:
249

Public open spaces

The next Play area and Public Open Space will be alongside plot 119 (9 Anzac Drive). We anticipate this to be open in March 2025. Phase 1 of the development has been handed over to Trust Green and the remainder of Phase 2 is under our Maintenance until it is taken on with Trust Green at the end of the development in September 2025.

Play areas

The next Play area and Public Open Space will be alongside plot 119 (9 Anzac Drive). We anticipate this to be open in March 2025.

Streetlights

All street lights are now connected and commissioned any further lights will be installed and commissioned as the development progresses.

Street names

We have two outstanding road signs to install for Kitchener Road due to a supply chain issue. These will now be fitted by the end of July 2024.

Bins / dog waste bins

Where the open space areas have been handed over to the management company, the maintenance and emptying of the bins are the responsibility of Trust Green.

Final surfacing - block paving private and shared drives

We aim to final surface all drives prior to legal completion.



Trees, landscaping and street scene

All planting to the Public Open Space areas that have been handed over to the Management Company, have been completed.

Further planting will be carried out prior to the areas being handed over to the maintenance company (Trust Green)

Bike shelters

There are none to be installed at this development

Final surfacing - roads and footpaths

Final surfacing of the roads is anticipated to be complete by Spring 2025. The surfacing works will be split into four phases:

Phase 1: Chaucer Road & Haig Drive.

Phase 2: Hotspur Road, Rowallan Place, Boadicea Drive & Kitchener Road.

Phase 3: Wren Drive, Clive Road & Anzac Drive

Phase 4: Hurcomb Way

Exact dates to be confirmed in due course in line with build programme: however remedial works and final surfacing to Hotspur Road are on going and are anticipated to be complete early August 2024.

Local authority roads / footpath adoption

Cheshire East Council are the Adopting Highway Authority and will be responsible for formally Adopting and maintaining the roads and footways in the future. Formal Adoption can only take place once the final surfacing has been completed and a subsequent 12 month maintenance period allowed. Formal Adoption of the roads and footways is therefore anticipated towards the end of 2025.

Waste water / pump station adoption

United Utilities are the Adopting Drainage Authority and will be responsible for formally adopting and maintaining the drainage systems and the foul water pump station in the future. The necessary Legal Agreement has been signed by all Parties and a full inspection of the drainage systems needs to be completed before a 12 month maintenance period is allowed. Once the 12 month maintenance period has been completed, formal adoption of the drainage systems and pump station can take place. Formal Adoption of the drainage systems and pump station is therefore anticipated towards the end of 2025, to tie in with formal Adoption of the roads within the Estate.



Bus routes

There are no bus routes through the development.

Future phases

The next phase of development will include plots along Clive Road, followed by Anzac Drive.

Sub stations / generators

There is an existing sub station on site located adjacent to the pump station and play area. The substation has been commissioned and is now live.

Public right of way

There is an existing Public Right of Way (PRoW) which crosses the Eastern corner of the site. This will be maintained by the Local Authority following completion of the development.

Landscape adoption

The public open space areas in phase 1 and opposite Hotspur Road is now been maintained by the Management Company. Open space areas with phase 2 will be handed over upon completion of the development.

Bollards and bollard lighting

There are no bollards to be installed at this development