

# Your neighbourhood update

**Development name:**

The Fairways

**Planning consent no.:**

Ref: 19/2202M

**No. of homes:**

224

## Public open spaces

All public open spaces are now seeded. Any further public open space areas will be seeded as we hand over the houses opposite.

## Play areas

All play areas are now open and managed by Trust Green.

## Streetlights

Street lights on Phase 2 will be commissioned and connected at the same time as the installation of the footpaths. Wherever possible we will ensure all street lights are on prior to houses being occupied.

## Street names

All street name plates are installed where any properties are occupied.

## Bins / dog waste bins

All bins on the development are now with the Management Company (Trust Green) to manage and maintain.

## Final surfacing - block paving private and shared drives

Driveways are all block paved and will be completed in time for legal completion.

## Trees, landscaping and street scene

Private landscaping will be done after legal completion of the property, subject to weather conditions. Trees will be planted during tree planting season, (November until the end of March). Any missing trees on Phase 1 have now been planted and will be maintained by Trust Green.



## **Bike shelters**

All required bike shelters will be in place prior to legal completion. Please note this will be plot specific and only intended for use by the relevant properties.

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

Final surfacing of phase one has now been completed. Final surfacing to the remaining roads and footways throughout the development will be completed in line with the build programme and further details of this will be provided in due course.

## **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, following completion of a legal agreement. 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.

Works to the site entrance are planned to begin mid July 2024 and will last for approximately 12 weeks.

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

There is no waste water pump station on the development. Foul sewers connect via gravity into the existing sewers in Hampson Crescent.

## **Bus routes**

There are no bus routes proposed through the development and the development itself does not affect any existing bus routes.

## **Future phases**

The development will be constructed in one build phase with build completion currently anticipated to be early 2025.

## **Sub stations / generators**

There is an existing sub-station located adjacent to No. 26 St. George's Way. This sub-station has been commissioned and is now live and in use.



## Public right of way

There are no Public Rights of Way (PRoW) affected by the development or being affected by the development.

## Landscape adoption

The handover of landscaped areas to the appointed Management Company for Phase 1 of the development (all areas East of St Georges Way, including the area opposite No's 41, 43 and 45 St Georges Way) has now taken place. All landscaped areas to Phase 2 (all properties West of St Georges Way) is anticipated for handover in December 2024.

## Bollards and bollard lighting

All bollard lighting is plot specific and will be installed and commissioned prior to Legal Completion.