

Your neighbourhood update

Development name:

Victoria Mills

Planning consent no.:

Ref: 16/3724C

No. of homes:

138

Public open spaces

Most of the public open space is now open and handed over to the management company with the remainder being completed at the end of the project in 2025

Play areas

The play area is now open to the public and handed over to the management company.

Streetlights

There are no streetlights to be installed within the next 3 months

Street names

No Street name plates are to be installed within the next 3 months

Bins / dog waste bins

These are now installed and looked after by the management company

Final surfacing - block paving private and shared drives

Driveways are final surfaced as build progresses. The next drives to be surfaced will be for plots 36-30, towards the end of July 2024.

Trees, landscaping and street scene

Landscaping to all homes will be carried out upon legal completion of each home, along with any shrubs. With regards to trees, these will be installed on completed homes during the months of October to February which is the planting season.

Bike shelters

N/A



Final surfacing - roads and footpaths

Final surfacing of the roads is anticipated to be complete by Summer 2025. The surfacing works will be split into phases and exact dates will be confirmed in due course in line with the build programme.

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 legal agreement is signed, final surfacing of the site is completed and a subsequent 12 month maintenance period allowed. Formal adoption of the roads and footways is therefore anticipated around Spring/Summer 2026.

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 pumping station in future. Following a 12 month maintenance period, they will then formally adopt the system. Formal adoption is therefore anticipated by Autumn 2025.

Bus routes

There are no bus routes through the development.

Future phases

The development will be built in one phase of construction.

Sub stations / generators

There is an existing sub station on site located adjacent to the public open space/play area. The sub station is live and GTC are responsible for it.

Public right of way

There are no public rights of way (PRoW) affecting the development.

Landscape adoption

Phase one of the public open space, along with the play area has now been handed over to the management company, Trust Green, with the remaining areas to be handed over in line with the route of build.



Bollards and bollard lighting

None planned for the next 3 months

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

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