

Your neighbourhood update

Published Date:
February 2025

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 to be constructed are currently due to be opened in Summer 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 196 & 169 and are due to be complete Spring 2025.

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 44-79, 80-102, 126-134 and plots 145-160. These are currently planned to be completed by March 2025.

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.



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 now expected by Summer 2025.

Works to the site entrance on Jacks Wood Avenue is due to start in March 2025 and will last for 2 weeks. These works include the final surfacing to the road at the entrance.

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.

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 Spring/Summer 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 Kingfisher Street is now complete and handed over to the management company, Trust Green. The remainder of the landscaped areas on the development will be completed towards the end of the construction period, currently anticipated in Summer 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.

AOB build

We shall be carrying out drainage and surfacing within the site entrance w/c 03/03/25 for a maximum of four weeks duration. Within this period vehicular access to plots 1, 3 and 4 will be affected at times. All residents on site will receive a letter of notice informing them of both these works and alternate arrangements for entering/leaving the development.