

Your neighbourhood update

Published Date:

May 2025

Development name:

Alexandra Gardens

Planning consent no.:

Ref: 18/4050N, Ref: 18/4051N

No. of homes:

249

Public open spaces

All accessible Public Open Space (POS) is now handed over to Trust Green who are managing the areas.

All other POS areas will be accessible as the adjacent properties are legally completed.

Play areas

The play area alongside plot 119 will be open in the Autumn of 2025.

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

Streetlights

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

Street names

All Street Name plates are installed on the development.

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

Plot Landscaping will be carried out prior to Legal Completion subject to the weather conditions, Trees will be planted during the tree planting season (November to March)



Final surfacing - roads and footpaths

All roads that can be final surfaced have now been completed. The other roads in the development will be completed once Anwyl construction works are completed.

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 in Autumn 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 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 Summer 2026.

Bus routes

There are no bus routes through the development.

Future phases

The development is being constructed in one phase which is due to finish late Summer 2025.

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 are now being maintained by the Management Company. The open space areas within phase 2 will be handed over to the management company upon completion of the development.

Bollards and bollard lighting

There are none to be installed at this development.

AOB build

With the construction phase of the development due to complete in August / September 2025, the main road through the development will still be used for construction traffic by Watkin Jones. Therefore, this road will only be final surfaced once Watkin Jones' construction is complete.