

Your neighbourhood update

Published Date:

May 2025

Development name:

Summers Bridge

Planning consent no.:

Ref: 062898

No. of homes:

183

Public open spaces

The next area of Public Open Space, (POS), to be formed will be opposite plot 79. This will be formed by Bellway homes and is their responsibility to complete.

Play areas

The next play area to be installed will be opposite plot 79. This will be formed by Bellway homes and is their responsibility to complete.

Streetlights

The next street lights to be installed are outside plots 54, 69, 82 & 87. These will be done by the end of July and commissioned in August 2025.

Street names

The street name plate for 'Welkin Court', outside plot 79, has been ordered and will be installed by the end of August 2025.

Bins / dog waste bins

No bins to be installed within the next 3 months.

Final surfacing - block paving private and shared drives

The next drives to be final surfaced will be plots 72-78 & 52-53. We are currently waiting for CCTV of the drainage to be approved by Welsh Water before we can proceed. A letter drop will be done prior to any works starting.

Trees, landscaping and street scene

Landscaping to all plots will be carried out upon completion of each plot. This will also include the planting of any shrubs. With regards to trees, these will be installed at either the start of the year or at the end, to all completed homes.



Final surfacing - roads and footpaths

Final surfacing to the cul-de-sac's are due to be completed by late Summer 2025, the rest of the site will be inline with the build program.

Local authority roads / footpath adoption

Flintshire County Council are the adopting highway authority who will be responsible for formally adopting and maintaining the roads and footways in the future. Formal adoption can only take place upon completion of the necessary legal agreement, completion and final surface to all roads and footpaths within the development following a 12 month maintenance period. Proposed dates associated with the future adoption will be relayed in due course.

Based on the current build stage, the road has been constructed to base course along Bayley Road up to and including Havilland Grove and Hawker Road and will continue along Bayley Road in line with the build programme.

Waste water / pump station adoption

Welsh Water are the adopting drainage authority and will be responsible for formally adopting and maintaining the foul water drainage systems and foul water pumping station in the future. The necessary legal agreements are in place and works are being inspected accordingly with Welsh Water. Formal adoption dates to follow in due course following completion of build to sewers/pumps plus a subsequent 12 month maintenance period (which can only be applied for upon 50% occupation of the development).

There is an existing foul water pumping station adjacent to Bayley Road/the public open space area which is currently commissioned by Welsh Water and formal adoption will happen once its running at capacity following the full installation of our foul sewer network.

Bus routes

There is no active bus routes through the development. Please note the main road north of the development, currently accessed off Welsh Road (B5441), is a bus route controlled by Flintshire County Council.

Future phases

The development will be built in one phase, currently anticipated to complete in 2026, but updates will be relayed accordingly.



Sub stations / generators

The onsite sub station has now been commissioned and is now live to serve the development.

Public right of way

There are no public rights of way affecting the development.

Landscape adoption

Dates associated to any handover of public open space will be updated in due course once the development is further progressed with build.

Bollards and bollard lighting

There are no bollard lights to be installed within the next 3 months.