

Your neighbourhood update

Published Date:

May 2025

Development name:

The Fairways

Planning consent no.:

Ref: 19/2202M

No. of homes:

224

Public open spaces

Where possible, all public open spaces (POS) are now seeded. Any further public open space areas will be seeded from Spring onwards, as we legally complete the houses opposite.

Trust Green will be the management company looking after all POS areas once the development is complete. Trust Green have already taken responsibility for 50% of the POS areas at this development.

We are working towards getting the balance of the public open space area handed over to Trust Green by the 30-6-25.

Trust Green will be in touch with you soon, if not already done so, with further details on the management of the areas and contact details should you need to get in touch with them.

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 lit prior to houses being occupied.

Street names

There are some new street name plates on order, these are listed below.

Woodhall Walk.

Hawkstone Road.

St Mellion.

Ryder Close.

St Andrews Crescent.

We are having some issues with the supplier of these Street Name plates and have



since re-ordered them with another company, we expect to have them by the end of June 2025.

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

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

Shared Drives will be final surfaced once we have the drainage signed off by the adopting authority, Letter drops will be done prior to any shared drive being surfaced so temporary parking can be arranged.

The Main road through the site, (St Georges Way), will have some remedial works carried out in May / June 2025 with a view to carrying out the final surfacing during June / July 2025.

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. Any missing trees on Phase 2 will be planted in October / November 2025.

Final surfacing - roads and footpaths

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. Highway works to the site entrance is well underway, which will be due for completion by the end of June 2025.

Once the works to the entrance has been completed the works to the unfinished roads within site will begin.

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 to be Autumn 2026.



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 and is now build complete, with the exception of final surfacing to the roads.

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 Summer 2025.

Bollards and bollard lighting

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