

Your neighbourhood update

Published Date:

May 2025

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 Summer 2025.

Play areas

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

Streetlights

All streetlights are now installed, there is one left to be commissioned outside plot 5, this will be done by the end of June 2025.

Street names

All street name plates are now installed, there are some changes that have been requested by the Highways Authority, once confirmed these will be amended.

Bins / dog waste bins

These are now installed and looked after by the management company.

Final surfacing - block paving private and shared drives

All drives are now final surfaced.

Trees, landscaping and street scene

All plot landscaping is now completed.



Final surfacing - roads and footpaths

Final surfacing of the roads is anticipated to be complete by late Summer 2025.

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 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 completion of the development.



Bollards and bollard lighting

All bollard lighting is now completed.

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

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