

Your neighbourhood update

Published Date:
November 2025

Development name:
Victoria Mills

Planning consent no.:
Ref: 16/3724C

No. of homes:
138

Public open spaces

This has all now been handed over to the management company who are due to finish off the remaining area by February 2026.

Play areas

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

Streetlights

All street lights are installed and commissioned.

Street names

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

Bins / dog waste bins

These have been installed and are the responsibility of 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 before Christmas 2025. Block paving works have been completed on Henry Cotton Way and works to the footpaths on the site entrance are also due to be completed before Christmas 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 Winter 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 Winter 2025.

Bus routes

There are no bus routes through the development.

Future phases

The development has been constructed in one phase.

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

The majority of the open space has now been handed over to Trust Green, with just a small area left to be handed over in Spring 2026.



Bollards and bollard lighting

All bollard lighting is now completed.