

# Your neighbourhood update

**Published Date:**  
November 2025

**Development name:**  
Elmy Fields

**Planning consent no.:**  
23/2713C

**No. of homes:**  
120

## Public open spaces

There are no public open spaces due to be opened within the next 3 months.

## Play areas

There are no public play areas due to be opened within the next 3 months.

## Streetlights

The street lights outside plots 115 & 108 will be installed and commissioned by the end of May 2026.

## Street names

The next street name plates, Birdcroft Road, outside plot 70, and Cowfield Way, outside plot 69 will be installed by the end of May 2026.

## Bins / dog waste bins

There are no dog bins to be installed within the next 3 months.

## Final surfacing - block paving private and shared drives

The next private drives to be final surfaced will be plots 66-71 and 116-113, these will be completed by the end of May 2026.

## Trees, landscaping and street scene

All planting and landscaping will be completed prior to legal completion, however trees will be installed between the months of November and February.



## Final surfacing - roads and footpaths

Roads will be final surfaced inline with the build programme and the completion of drainage works. Works to the site entrance have now commenced and will be completed by July 2026.

## Local authority roads / footpath adoption

The adoption of the roads and footpaths within the development will be with Cheshire East Council, and this process will be finalised once all final surfacing has taken place on the development, confirmation of these dates are to follow and will be inline with build programme.

## Waste water / pump station adoption

The pumping station will ultimately be adopted by United Utilities, however, there is no anticipated handover date for this at this time. This station is monitored by Pump Supplies until adoption. Dates for adoption will be confirmed in due course.

## Bus routes

There are no bus routes affected by this development.

## Future phases

This development will be constructed in one phase.

## Sub stations / generators

The sub station on site has now been commissioned and is live.

## Public right of way

There is a current Public Rights of Way diversion in place around the edge of the development; however the final route of this will be through the centre of the development once construction is complete.

## Landscape adoption

There are no planned handovers of public open space areas in the next three months.

## Bollards and bollard lighting

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

