

# Your neighbourhood update

Published Date:

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Development name:

The Oaks at Rossbank

Planning consent no.:

Ref: 20/01123/REM & Ref:  
20/01124/REM

No. of homes:

260

## Public open spaces

The remaining public open space (POS) areas to be constructed are currently due to be opened by September 2026. (With the exception of the area within the large POS opposite numbers 41-47 Standingwood Road as this area is being temporarily retained for compound space whilst remedial and finishing works take place in the future).

## Play areas

The remaining play area is currently due to be opened Summer 2026.

## Streetlights

All street lighting columns are now in place and working.

## Street names

All street name plates are installed with the exception of the one outside 20 Serenity Avenue which we anticipate will be in place by the end of the year 2026.

## Bins / dog waste bins

The bins/dog waste bin has been installed within the public open space, adjacent to 14 Kingfisher Street, and is maintained by Trust Green following their adoption of this space.

## Final surfacing - block paving private and shared drives

All private drives on site have now received the final wearing course.



## Trees, landscaping and street scene

All remaining private landscaping on the scheme has now been completed.

All remaining tree planting will take place during the months of November 2025 to February 2026.

Remaining landscaping to the POS areas due to open this year will be carried out withi

## Final surfacing - roads and footpaths

Final surfacing will be completed in phases and the dates associated with these works will be available in due course, pending successful inspections with United Utilities and Cheshire West and Chester Highways.

## Local authority roads / footpath adoption

Cheshire West & Chester Council are the adopting Highway Authority who will be formally adopting the roads and footpaths once the required inspections have taken place, now that the legal agreement is in place.

## Waste water / pump station adoption

There is no foul waste water pumping station on site. All sewers are connected via a gravity connection.

## Bus routes

There are no bus routes affecting the development.

## Future phases

The site is now complete and there are no further phases proposed.

## Sub stations / generators

There is an existing substation commissioned and in use, located next to the proposed large public open space and play area on site.

## Public right of way

There are no Public Rights of Way affecting the development.



## Landscape adoption

The landscaped area adjacent to Kingfisher Street is now complete and handed over to the management company, Trust Green. The remainder of the landscaped areas on the development will be completed towards the end of the construction period, currently anticipated in late 2026. Once these areas have been constructed, a handover date will be agreed.

## Bollards and bollard lighting

There are no outstanding bollards or bollard lights to be installed.

## AOB build

All plots on this development have now been completed and handed over.

Over the coming months the main sewers will be CCTV'd and a schedule of remedial works attended to. This work will be ongoing for some time and written notice will be provided to all properties affected by these works beforehand.