

Your neighbourhood update

Published Date:
September 2026

Development name:

Elmy Fields

Planning consent no.:

23/2713C

No. of homes:

120

Public open spaces

The area around the drainage swale to the north of the development is now open to the public, there are no other areas due to open for the next 3 months.

Play areas

The play area is currently under construction and we aim to have this open by the end of December 2026.

Streetlights

The next streetlights to be installed will be outside plots 101, 79, 81, 99, 93 and 95 and they will be commissioned by the end of October 2026.

Street names

The next street name plates, Birdcroft Road, outside plot 109 & 77 and Lightfoot Drive, outside plot 99 & 91, are on order and will be installed by the end of October 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 98-100 and 94-79, these will be completed by the end of November 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 the end of September 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 pump station is monitored by Pump Supplies until adoption. Dates for adoption will be confirmed in due course. The pumping station will be live towards the end of October.

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.