

# Your neighbourhood update

**Published Date:**  
February 2025

**Development name:**  
Alexandra Gardens

**Planning consent no.:**  
Ref: 18/4050N, Ref:  
18/4051N

**No. of homes:**  
249

## Public open spaces

All accessible Public Open Space (POS) is now handed over to Trust Green who are managing the areas.

All other POS areas will be accessible as the adjacent properties are legally completed.

## Play areas

The play area alongside plot 119 will be open in the Summer of 2025.

All other play areas are open and managed by Trust Green.

## Streetlights

All street lights are now connected and commissioned, any further lights will be installed and commissioned as the development progresses.

## Street names

All Street Name plates are installed on the development.

## Bins / dog waste bins

Where the open space areas have been handed over to the management company, the maintenance and emptying of the bins are the responsibility of Trust Green.

## Final surfacing - block paving private and shared drives

We aim to final surface all drives prior to legal completion.

## Trees, landscaping and street scene

All planting to the Public Open Space areas that have been handed over to the Management Company, have been completed.

Plot Landscaping will be carried out prior to Legal Completion subject to the weather conditions, Trees will be planted during the tree planting season (November to March)



## Final surfacing - roads and footpaths

All roads that can be final surfaced have now been completed. The carriageway for the main spine road and all other roads in the development will be completed once construction works are completed.

## 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 final surfacing has been completed and a subsequent 12 month maintenance period allowed. Formal adoption of the roads and footways is therefore anticipated in 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 pump station in the future. The necessary legal agreement has been signed by all parties and a full inspection of the drainage systems needs to be completed before a 12 month maintenance period is allowed. Once the 12 month maintenance period has been completed, formal adoption of the drainage systems and pump station can take place. Formal adoption of the drainage systems and pump station is therefore anticipated towards the end of 2025, to tie in with formal adoption of the roads within the Estate.

## Bus routes

There are no bus routes through the development.

## Future phases

The next phase of development will include plots along Anzac Drive, and the final plots on Hurcomb Way.

## Sub stations / generators

There is an existing sub station on site located adjacent to the pump station and play area. The substation has been commissioned and is now live.

## Public right of way

There is an existing Public Right of Way (PRoW) which crosses the Eastern corner of the site. This will be maintained by the Local Authority following completion of the development.



## Landscape adoption

The public open space areas in phase 1 and opposite Hotspur Road are now been maintained by the Management Company. The open space areas within phase 2 will be handed over to the management company upon completion of the development.

## Bollards and bollard lighting

There are none to be installed at this development.