

Your neighbourhood update

Published Date:
February 2025

Development name:

Cross Fields

Planning consent no.:

Ref: 21/00484/FULMAJ

No. of homes:

80

Public open spaces

The remaining areas of Public Open Space are due to be completed by the end of Autumn 2024.

Play areas

The play area located in the centre of the main area of open space will be installed towards the completion of the development, currently anticipated to be December 2024.

Streetlights

Street lights will be installed as build progresses

Street names

All street names are installed .

Bins / dog waste bins

Bins / Dog waste bins have not been installed on this development. Should residents collectively wish bins to be installed and emptied regularly, this will need to be discussed with the Management Company the costs of which would be added to the annual maintenance charge.

Final surfacing - block paving private and shared drives

Final surfacing has started and will be complete by the end of Autumn 2024.

Trees, landscaping and street scene

Street and private landscaping is completed as build progresses. Trees are planted seasonally between October and February.



Final surfacing - roads and footpaths

The final surfacing of the roads and footpaths has commenced, coinciding with the completion of the development, and anticipated to be completed in November 2024.

Local authority roads / footpath adoption

The Local Authority have witnessed the construction of the roads and footpaths to their adoptable standards. The Local Authority will be present during the preparation works which precede the final surfacing and will confirm they are happy with any remedial works carried out. The roads will then be final surfaced to coincide with the completion of the development, which will trigger the first phase of the adoption process - the Maintenance period. During this period, any maintenance of the roads and footpaths for 12 months will be Anwyl's responsibility. At the end of the 12 months, the roads will be formally adopted by the Local Authority. In this case, the Local Authority is Lancashire County Council.

Waste water / pump station adoption

There is no new waste water pumping station associated with this development.

Bus routes

There are no new bus routes associated with this development.

Future phases

There are no future phases of construction associated with this development.

Sub stations / generators

There are no new electric substations or generators provided by Anwyl Homes associated with this development.

Public right of way

The public right of way diversion has been completed and the new route is now open for use.

Landscape adoption

Landscaping is in progress and in preparation to be finished and handed over for adoption. We anticipate this being in Autumn 2024.



Bollards and bollard lighting

Bollard lighting will be installed where specified and in line with build progress and the date of legal completions.

For further information or guidance on your new home, please visit our Customer Aftercare page at anwyllhomes.co.uk

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