

Millbank Lock Development update

Issue 6 | [Summer 2025]



Keeping you updated

Summer is finally upon us and as we venture out to enjoy the warmer weather, we wanted to provide you with an update on progress and what you can expect from us over the summer months.

Overview

Summary of what's being built:

- 445 homes being built across the site including 230 Open Market plots, 98 market rental plots, 39 for Shared Ownership, 52 for affordable rent and 26 for social rent.
- Adjacent the Manchester Ship Canal and within the town of Partington.
- Sustainable urban drainage systems or 'SUDs' incorporated into the drainage system, designed for a 1 in 100 year storm event plus 40% extra capacity.
- Changes to the latest release of plots to achieve compliance with the updated Building Regulations.
- Retaining the woodland area and linking new landscaping to create a green loop and woodland walk.

Site activity

- Build is progressing well with over 68% of plots completed and many more timber frame kits in build with brickwork and fitout progressing at a pace.
- The construction of the remaining 128 units are ongoing, with the final units anticipated for completion in September 2026.
- Road & Sewer works continue at a pace to ensure the adoption of the Roads and Sewers by statutory bodies, roads and footpaths are receiving final toppings and we are looking to put sections of completed roads up for adoption.
- Works to regrade and form the NEAP area and green loop to commence in the summer holidays to avoid schools.
- Works have commenced to form the 'Green loop' along the canal side including a memorial area.

Specific item – Formation of the NEAP

- As we complete the rental plot's we will be able make a start on the NEAP or neighbourhood equipped area, works will begin to remove the excess soils currently stockpiled there in the summer to avoid school traffic.
- The works include a 'neighbourhood equipped area of play' or NEAP, flood attenuation to divert storm water away from houses and the incorporate the green loop, a walkway linking public rights of way to the north and south of the site along the full length of the canal embankment with associated landscaping.

Timeline

- Final 128 open market units to be completed September 2026, with a further 42 partner units to be completed, these works are ongoing though some delays have been encountered including UU undertaking repairs to their existing drains.
- Installation of street lighting columns continues including private shared driveways, the substation and pumping station now fully operational with compounds completed and landscaping works installed.
- Along with the street light installation the rest of the street works including street name plates are ongoing, we are also topping out roads and footways with kerb replacements where damaged to allow works to be put up for adoption,
- Completion of the NEAP extended to include flood attenuation and green loop; completion estimated for late 2025, we have some large volumes of surplus soil to move which we are looking to make a start in the summer holidays.
- We have agreed with Trafford Council Highways to undertake additional works to the Lock Lane roundabout for the school including enhanced barriers and bollards to prevent unauthorised parking, along with speed control measures to keep traffic speeds low, the works are due to be undertaken during the early summer half term to reduce impact on school traffic and will include 'tactile paving' at crossing points and fresh white lining.
- Landscaping installation continues on site with a variety of trees and shrubs being planted, we will also be installing as part of the green loop works a memorial for the 'Bob's Ferry' incident as requested by the planners, the brass plaque has arrived and is safely stored ready for installation.

Managing agent

- Trust Green will be the appointed Management Company to oversee the long-term stewardship of the Open Spaces across the site including the woodland space and green loop.

Annual duties and inspections are as follows:

Health and Safety Risk Assessments - carried out annually for the areas of POS

POS Features - carry out periodic inspections to ensure all features are fit for purpose and repair as and when necessary.

Grassland and Borders - mowed and maintained in accordance with the landscape management plan.

Foliage, hedgerows and weeds - carefully managed in accordance with the landscape management plan.

Trees - inspections to be carried out at least once per year with routine crown lifting, thinning and dead wooding. Trees will be allowed to mature within their surroundings.

Attenuation Pond - regular inspections & maintenance including litter removal, inlet/outlet cleaning, vegetation management and sediment monitoring & removal when required. Scrub removal around water margins to improve light, management of the habitat to support fauna & flora.

Resident Liaison packs - distributed throughout the development, containing a background on trust green, our contact details and signage.

Litter clearance - will be dealt with promptly on every site visit throughout the year.

Dedicated Resident Liaison Team - with a 24-hour manned call centre with a guaranteed response within 24 hours for all non-emergencies.

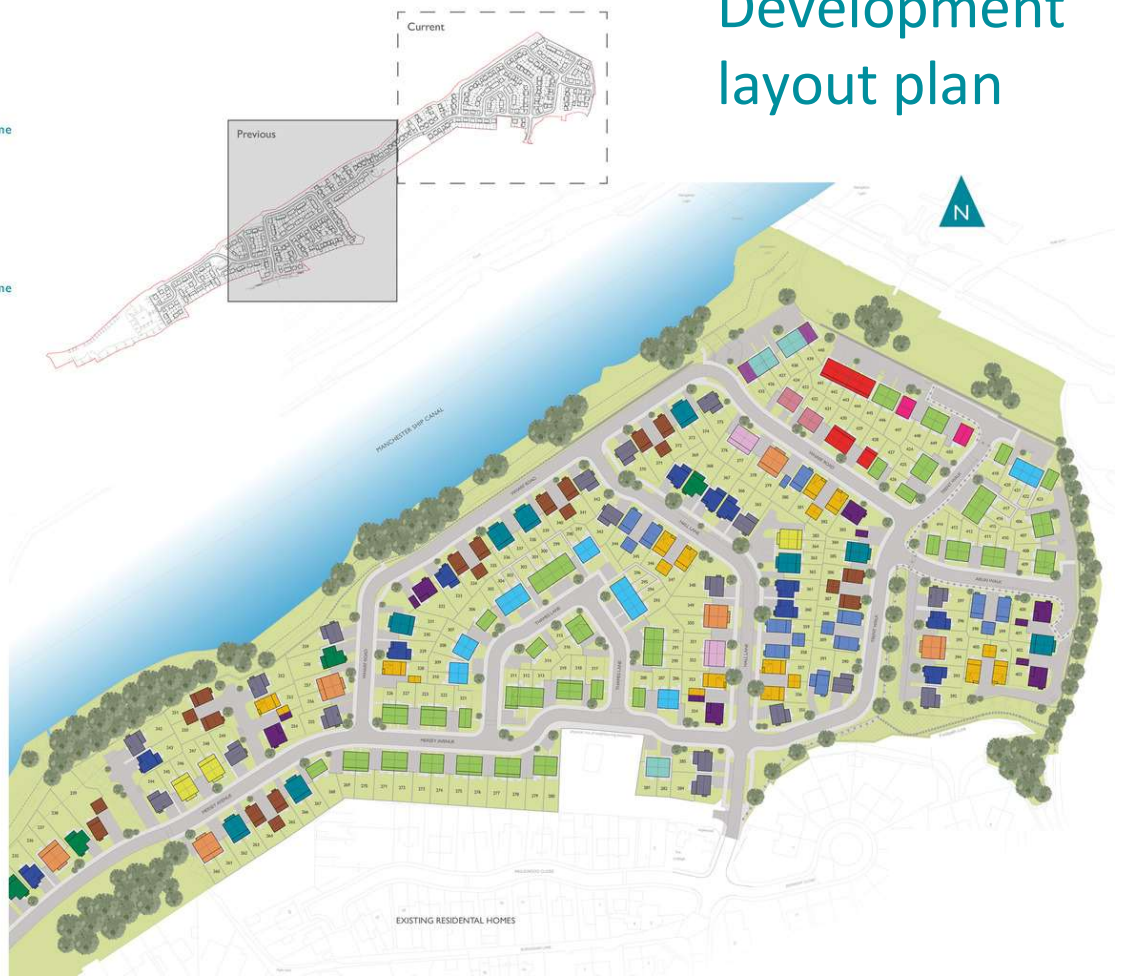
Development layout plan

- 3 bedroom home**
- Grantham
 - Weaver
 - Ellesmere
 - Longford
 - Lea
 - New Ashbourne
 - Blyth
 - New Stamford
 - New Walton
 - Ashop
- 4 bedroom home**
- Dunham
 - Lymington
 - Bowmont
- 2 bedroom home**
- Irwell
 - Esk

Pre sold

- 2 bedroom homes
- 3 bedroom homes
- 4 bedroom homes

The site plan which can be found on this page, has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.



How does the development benefit the local community?

Millbank Lock supports the local community by contributing £437,088 via a S106 Agreement to fund the provision of Primary School education within a two-mile radius of the site whilst also contributing £834,124 towards the formation of the Carrington relief road.

Please be aware that the dates and information provided are correct at time of print and are dependent on a number of factors, including weather, so are subject to change.

Thank you for your patience while the construction work is taking place. We try to keep disruption to a minimum but appreciate it can be noisy and dirty at times so do contact us if you have any questions, or if you'd like to provide any feedback, by emailing:

MillbankLock@countryside



COUNTRYSIDE
Homes