DEVELOPMENT AT BLACKBIRDS CLOSE. CROWLAND. PETERBOROUGH. PE6 0BA

Infrastructure Maintenance Strategy

Maintenance Responsibility

There will be a Management Company formed who will be responsible for the maintenance of the infrastructure.
This will be formed between the 3 plot owners and the applicant.

1. Permeable Roads (if designed), Impermeable Roads, Impervious pavements and verges
2. Soft Landscaped Areas
3. Surface Water connections to the permeable pavement.
4. Foul Water sewers, manholes, laterals and connection pots
5. Street Lighting

Maintenance Requirements

Roads

All roadways shall be swept at six monthly intervals (at least) to clear leaves and to ensure they are clean, tidy and free from dust and debris.

At times of sweeping, inspections shall take place to assess any damage to roads, kerbs, lighting etc and any maintenance shall be carried within 14 days to ensure user safety is maintained.

General Drainage Areas

Permeable Roads (if designed)
A system of regular inspections shall be established. These inspections shall be carried out twice a year in October and March; items that shall be observed and cleared are high levels of grit, leaves and other such detrius. The main aim of these inspections will be to prevent siltation of the system, which, if allowed to develop will reduce the effectiveness of the system.
Impermeable Roads
A system of regular inspections shall be established. These inspections shall be carried out twice a year in October and March; items that shall be observed and cleared are high levels of grit, leaves and other such detrius.
The main aim of these inspections will be to prevent a build up of dirt to road gullies and areas where weeds could grow.

The following elements shall be inspected and cleaned (if necessary) within 14 days as part of this preventative routine:

- Road Gullies
- Inspection Chambers
- Permeable and or Impermeable Road Surfaces
- Catchpits at the head of lateral runs into permeable paving.

Any changes to the inspection programme shall be first agreed in writing by the Local Planning Authority.

Additional Regime for Specialist Elements

If a permeable pavement is chosen it may prove necessary from time to time to replenish the grit between the blocks. This shall be carried out using Type 2/6.3 grit to BS EN 13242.2002 or similar approved material.

The Management Company

It will be written into the contract of each house sold which all purchasers will be required to sign up to –

- A Management Company will be formed consisting of the owners of each property.
- Each owner will be responsible for sweeping driveway areas, paving etc within their boundaries ensuring they are clean, tidy and free from dust and debris
- Each owner will be responsible for ensuring drains on their property are kept free of leaves and any other materials that may cause blockages
- The Management Company will be required to meet and agree a rotational system where each owner will take responsibility of the Maintenance Requirements of the Road and General Drainage Areas for a year each on a rolling programme.
- Any costs for maintenance shall be split equally between owners.
- The Management Company shall meet at least once a year to report that the have fulfilled their maintenance duties unless issues arise which will require them to call an emergency meeting and agree any action to be taken.