



Street Management & Maintenance Plan

Land to the East of Normanton Road, Crowland

Relating to Full Planning Permission H0-0759-25
Rev A

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1. Introduction

The site is located East of Normanton Road, Crowland and has Full Planning Permission (H02-0759-25) for up to 80 dwellings.

As part of the Full Planning Permission, condition 17, details of the proposed arrangements for future management and maintenance of the proposed streets within the development phase. Condition 17 specifically states:

Prior to the commencement of any development beyond oversight, an Estate Road Phasing and Completion Plan shall be submitted to and approved in writing by the Local Planning Authority.

The Plan shall set out how the construction of the development will be phased and standards to which the estate roads on each phase will be completed during the construction period of the development.

The development hereby permitted shall be carried out in accordance with the details so approved.

This statement has been produced to discharge Condition 17 and meet the Highway Authority's requirements for management and maintenance, relating to the condition. Highway construction details have been provided as part of this discharge of conditions submission.

The Conveyance Plan located in Appendix 1 clearly identifies between the adoptable highway, privately owned land, and land maintained by a management body/housing association.

2. Management and Maintenance of Streets

The enclosed plans show the areas to be offered to the Local Highway Authority for adoption under S38 of the Highways Act 1980:

Prior to the signing, and adoption of the Section 38 agreement for this development, Allison Homes Limited will maintain the roads prior to adoption to a suitable level, in order to facilitate a safe working environment.

The site shall be inspected once a year and any failures within the potential adopted public highway shall be repaired to the requirements of the Housing Estate Road Construction Specification current at the time within 28 days of the inspection or within 7 days if the damage is deemed to represent a hazard to the users of the site.

Any damage reported to the owner of the road shall be inspected within 5 working days and remedial action in accordance with the above shall be undertaken.

Roads and footpaths will be constructed to binder course and be in use prior to the occupation of the associated dwelling, with the sequence of construction following the build route direction found in Appendix B.

A regular inspection regime shall be implemented by the Site Manager in accordance with Table 1 below:

Table 1: Maintenance Schedule for highways

Maintenance Schedule	Action required	Frequency
Regular maintenance	Sweeping of carriageways, footways, footpaths and shared surfaces	Twice a year: i. End of winter (March) ii. After main autumn leaf fall
	Cleaning of gullies	Annually after main autumn leaf fall
	Lantern inspection	Twice yearly at the end and start of British Summertime any faulty lanterns will be replaced within 10 days of the inspection
	Herbicide application	Annually during May
	Monitor inspection chambers and catchpits and clean as required	Annually
	Monitor soakaway chambers and clean as required	Annually

Maintenance of Private Access Driveways

Allison Homes and Allison Homes Central are trading names of Allison Homes Limited

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Allison Homes Limited is registered in England and Wales. Registered number 06235048

The responsibility for maintaining private access driveways, either permeable or non-porous, will be shared by local homeowners, whose homes the driveways serve. The ownership of the driveways will be shared by said homeowners or by a Platform Housing, as indicated in Appendix A.

Individual homeowners will be made aware of their responsibilities for maintenance via the sale deeds for the houses and this will be reinforced by details included in homebuyers' packs produced by the Developer. It will be stated that it is a legal requirement for the necessary maintenance for highways (and other features) to be undertaken.

Maintenance of Private Permeable Paving

Areas of private permeable block paving which will be used by a single owner will be conveyed as part of the plot land sale for the relevant dwelling.

The maintenance responsibility private permeable paving will be by the individual homeowners who will be made aware of their responsibilities for maintenance via the sale deeds for the houses and reinforced by details included in homebuyers' packs produced by the Developer. It will be stated that it is a legal requirement for the necessary maintenance for driveways (and other features) to be undertaken.

All non-porous private access driveways etc., shall be maintained in accordance with the requirements of table 1 and paragraphs .and 4 above.

The required maintenance regime for all permeable paving is set out in Table 2 below:

Table 2: Maintenance of the private permeable driveways

Maintenance Schedule	Action Required	Frequency
Regular Maintenance	Sweeping and vacuuming.	Three times/year at end of winter (March), mid-summer (July-August), after autumn leaf fall, or as required based on site-specific observations of clogging or manufacturers' recommendations
Occasional Maintenance	Stabilise and mow contributing and adjacent areas.	As required
	Removal of Weeds	As Required

Remedial Actions	Remediate any landscaping which, through vegetation, maintenance or soil slip, has been raised to within 50mm of the level of paving.	As required
	Remedial work to any depressions, rutting considered detrimental to the structural performance or a hazard to users.	As required
	Reconstruction of surface and upper sub-structure.	As required (if infiltration performance is reduced as a result of significant clogging).
Monitoring	Initial inspection	Monthly for 3 months after installation
	Inspect for evidence of poor operation and/or weed growth. If required take remedial action.	3-monthly & 48hrs after any storm that is considered to be a 1:30 year event
	Inspect silt accumulation rates and establish appropriate sweeping frequencies	Annually
	Monitor inspection chambers and catchpits and clean as required	Annually

3. During Construction

Roads will be built in line with the Building Route (Appendix B). During construction, the road will be built to base course until construction works has been completed and then be built to binder course prior to the occupation of the relevant dwelling, of which the completed road and footpaths extend from the site access to the dwelling, allowing for safe egress from the site. The person who is responsible for the inspection and maintenance during construction is the Site Manager.

Temporary pedestrian routes are shown on the Construction Management Plan, in Appendix C.

4. Hard Landscaping

The approved hard landscaping plan under Full Application is to be implemented in accordance with this plan, hard landscaping will be implemented prior to the occupation of the relevant dwelling, alongside the construction of the related footpaths and road.

Due to the size of site and construction routing, the site will be topped following the completion of the last plot to avoid the need to resurface.

5. Conclusion

In accordance with the requirements of Condition 17 of the Full Planning Permission, this statement sets out the management and maintenance regime for the streets up until the point they are adopted.

Technical approval has not been granted for the site as of the time of writing, and the plans within this document should not prejudice the outcome of the Section 38 process.

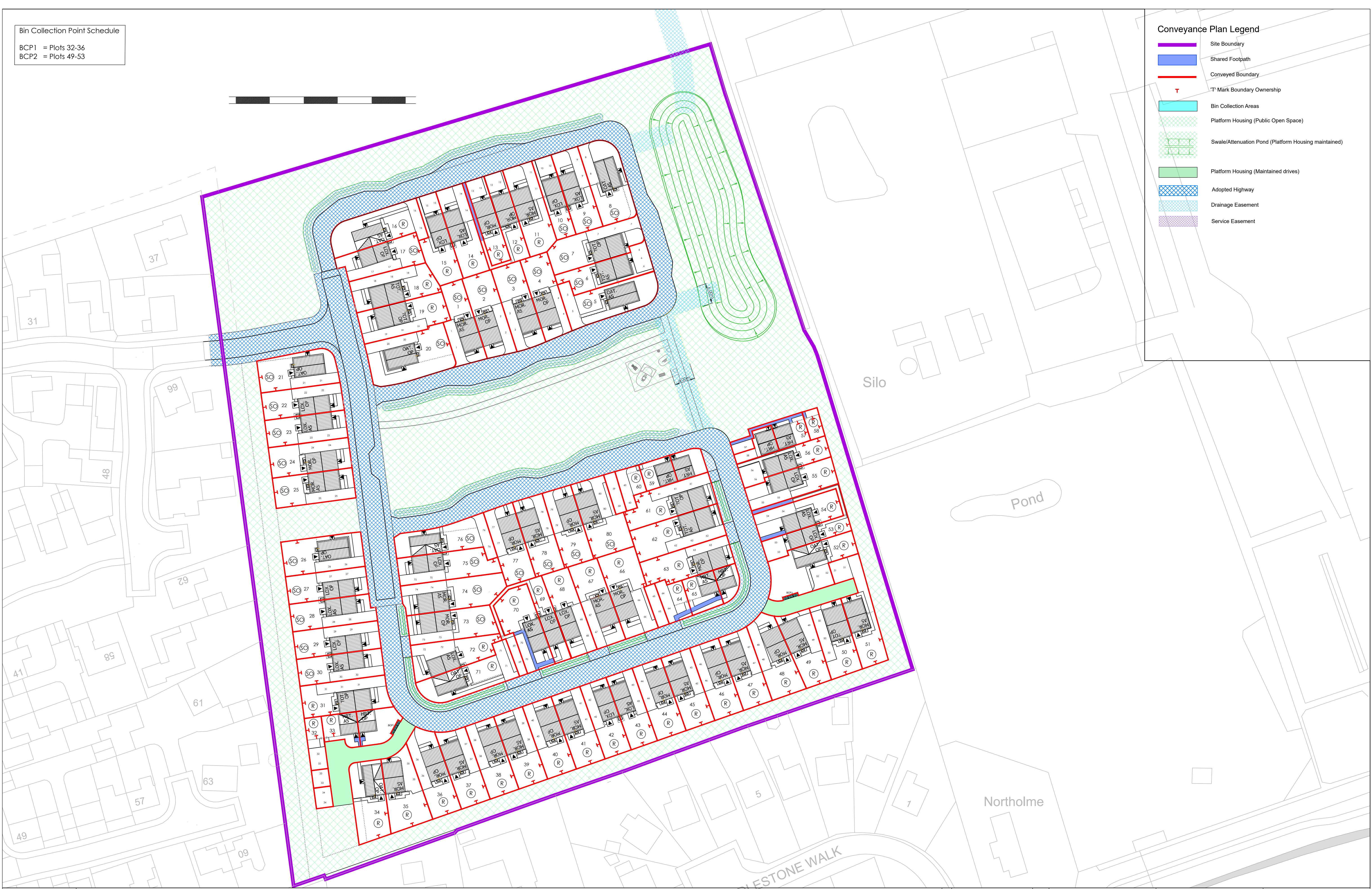
Appendix A: Conveyance Plan

Bin Collection Point Schedule
BCP1 = Plots 32-36
BCP2 = Plots 49-53



Conveyance Plan Legend

- Site Boundary
- Shared Footpath
- Conveyed Boundary
- T Mark Boundary Ownership
- Bin Collection Areas
- Platform Housing (Public Open Space)
- Swale/Attenuation Pond (Platform Housing maintained)
- Platform Housing (Maintained drives)
- Adopted Highway
- Drainage Easement
- Service Easement

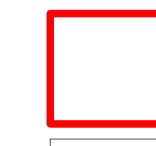


Appendix B: Build Route

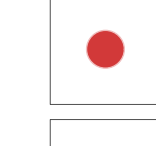
Issue:



KEY



SITE BOUNDARY



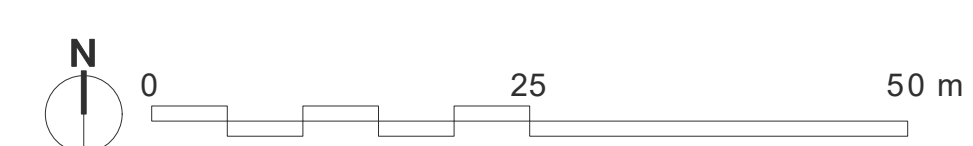
AFFORDABLE RENT UNITS



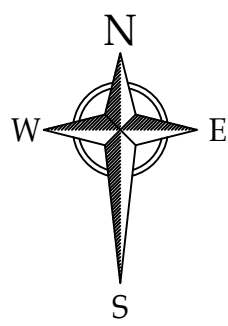
SHARED OWNERSHIP UNITS

NORMANTON ROAD, CROWLAND - BUILD ROUTE

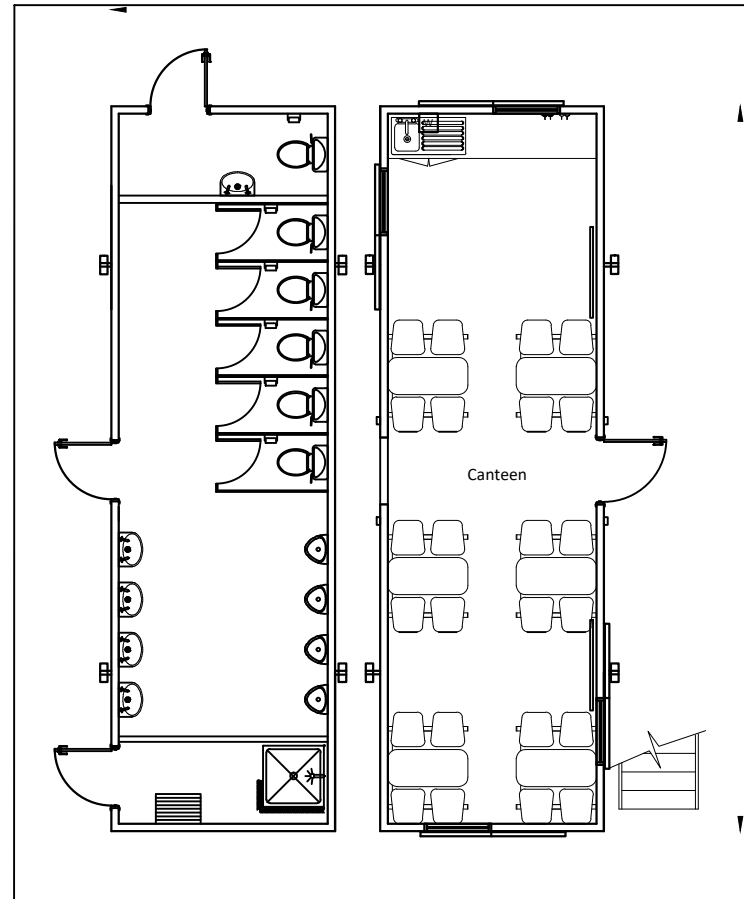
SCALE: 1:500@A0 | DRWG: Z27 BUILD ROUTE 01 A



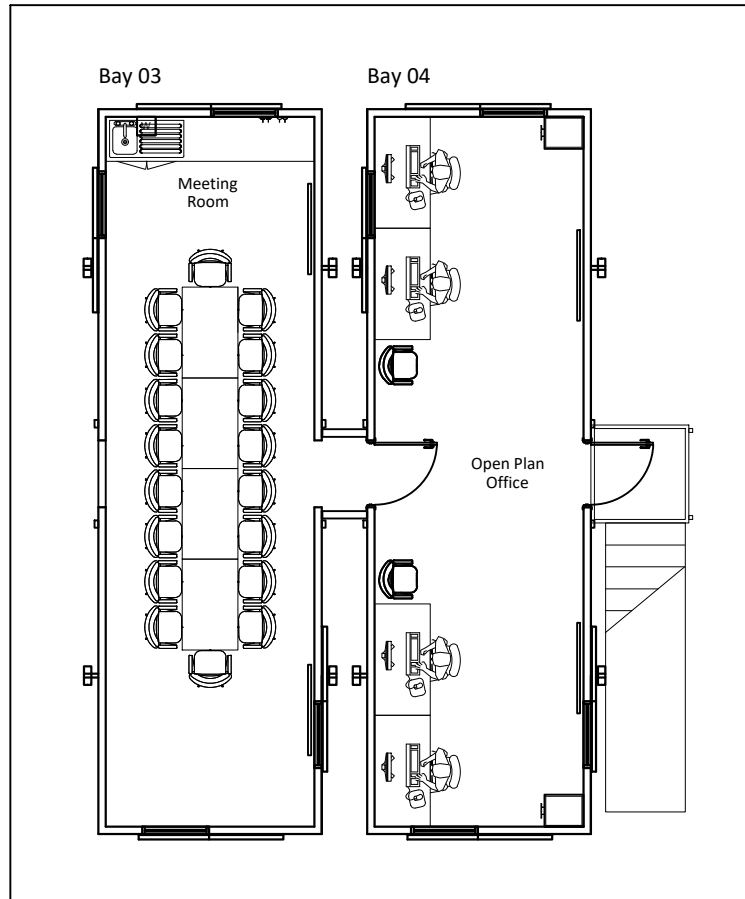
Appendix C: Construction Management Plan (CMP)



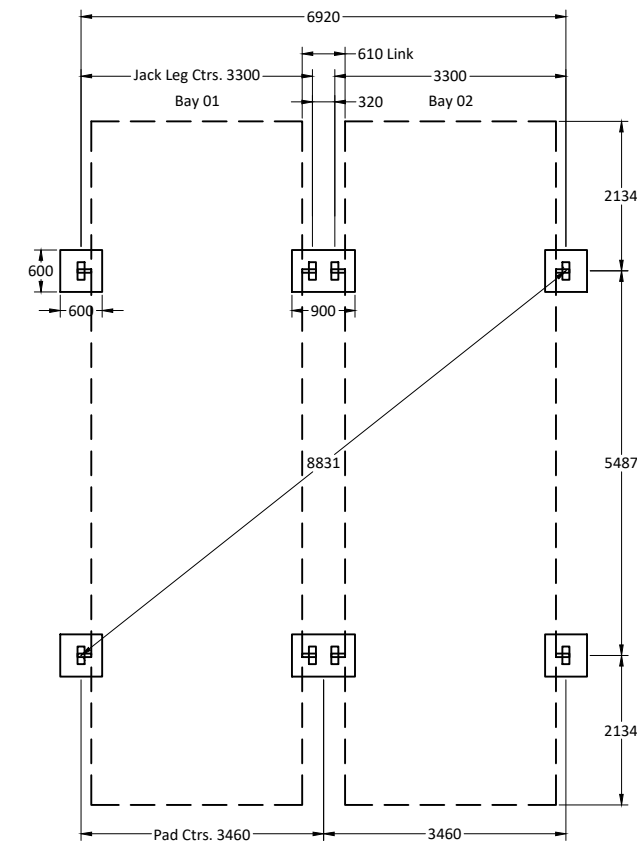
SITE COMPOUND GF PLAN



SITE COMPOUND FF PLAN



PAD DESIGN - Refer to E24162-100(P1) Site Cabin Foundation Details



9.6m Jack Leg Cabs

TABLE 1	
Base	loading
Single Storey	48kN
Two Storey	108kN

NOTES:
All loads shown are the Jack Leg
Dead Load, Imposed Load and Wind Load (23m/s)
Site altitude 100m
Distance to the sea 10km.
Pad sizes to be a minimum of 600mm sq, the
actual pad size to be confirmed by a Structural
Engineer on determination of the ground bearing
pressure and to accept the loadings in Table 1.
Floor 3.5kN/m² and roof 0.75kN/m² maximum
imposed loadings.

CONSTRUCTION HOURS

Monday to Friday – 07:30am to 18:30pm
Saturday – 09:00am to 13:30pm
Deliveries will be restricted from 8:15am to 9:15am and 2:30pm to 3:30pm during term times in order to reduce the impact on the nearby school.

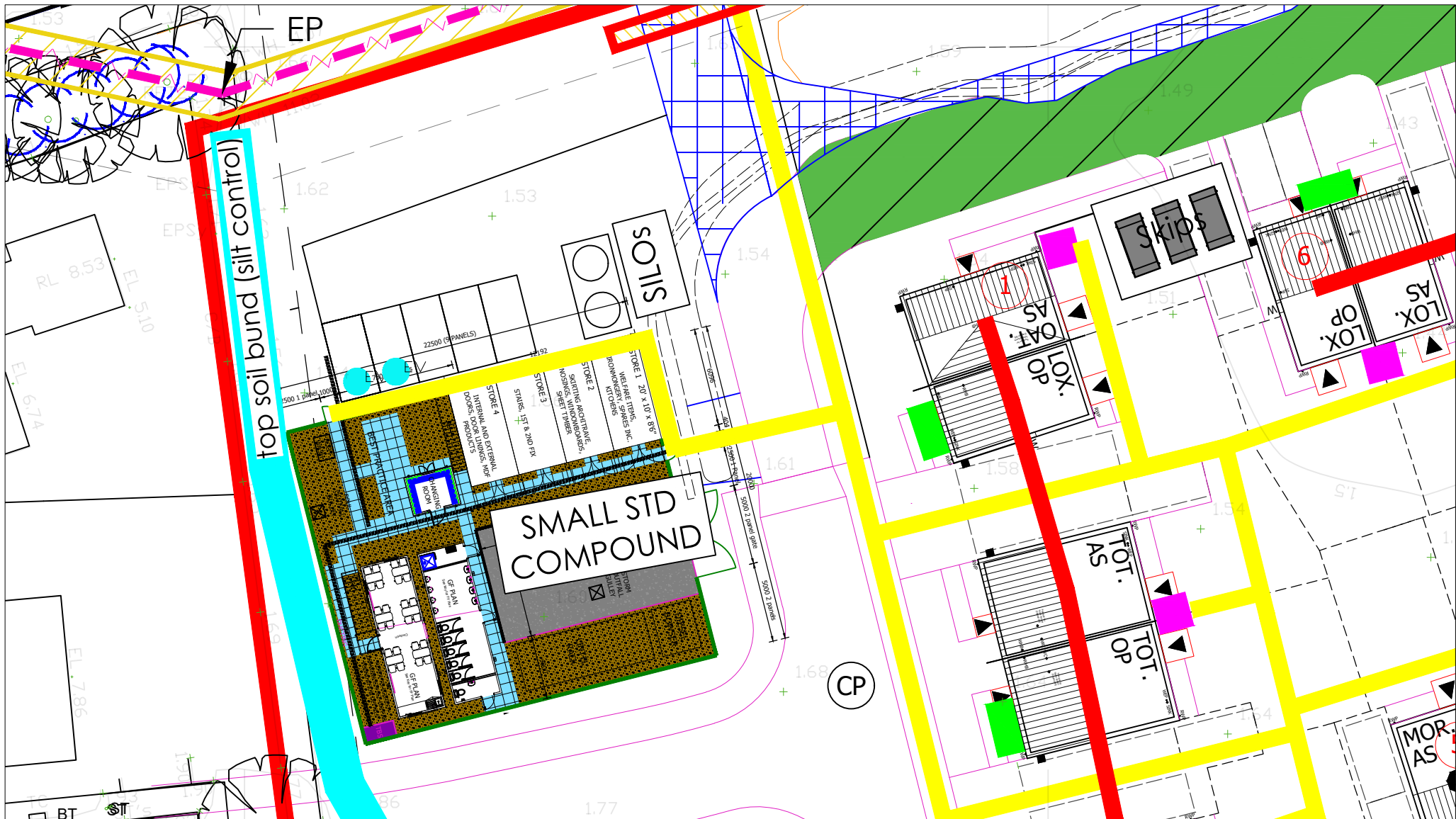
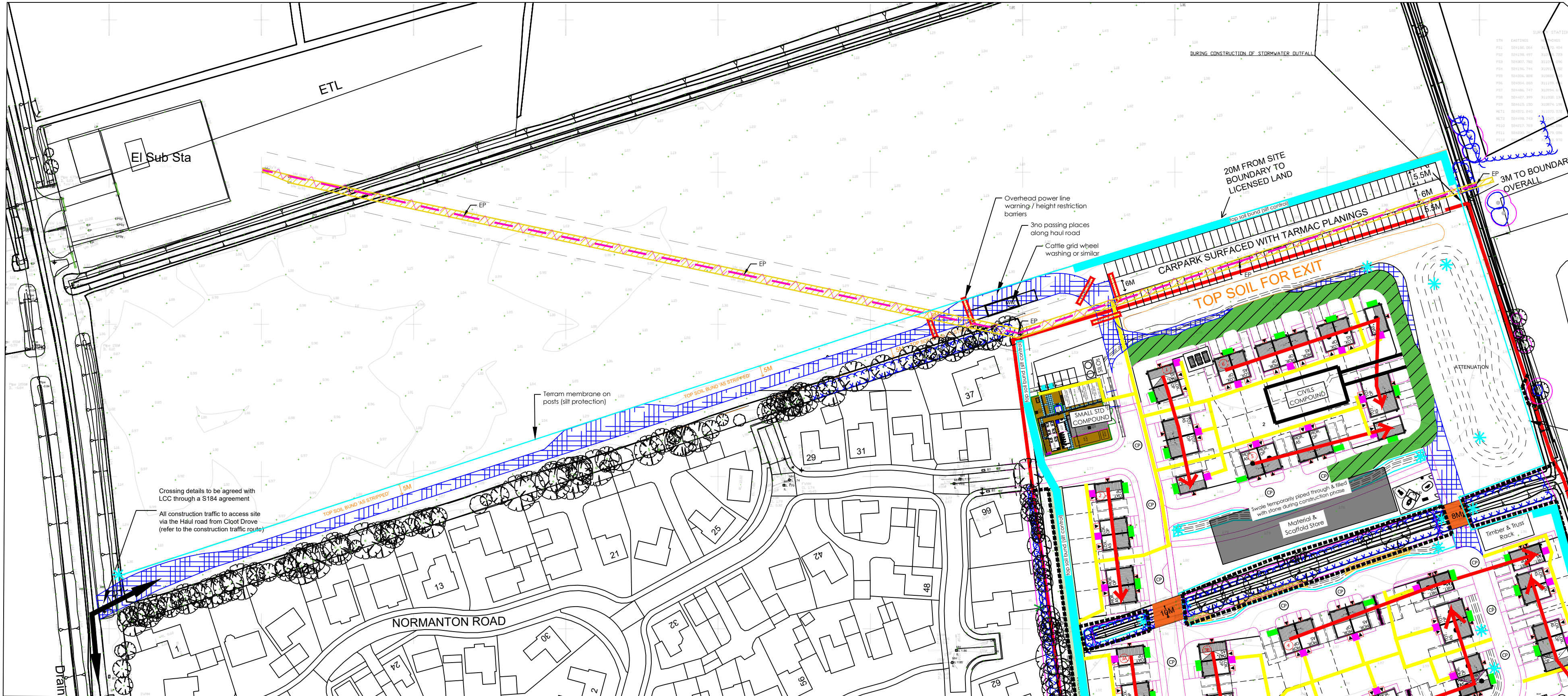
Shared drive to be widened & increased construction to serve the material store



Construction Traffic Route

- LEGEND
- Compound Hoarding
 - Timber Post and Rail Fencing
 - Dusting
 - TBS cabinet and connections
 - Electric Car Charging Point
 - Tarmac
 - Gravel
 - Footpath
 - 200mm Stone
 - 300mm Stone
 - 200mm Stone and Tarmac
 - Crane Position
 - Loading Bay
 - Ladder Tower
 - Silt Controls
 - Headwall Silt Controls
 - Prediction Route
 - Cattle grid wheel washing/speed reduction (not used in extreme periods)
 - Haul Road - refer to DRG No 1279-06-06 for specification
 - 11kV Overhead Power Cables
 - Electric Pole
 - Increase spec to road construction

- Existing Tree or Group colour referenced in accordance with BS 5837:2012.
- Existing hedge or group Colour coded as above in accordance with BS 5837:2012.
- Blue - Category B tree of moderate quality and value
- Grey - Category C tree of low quality and value
- Red - Category U tree in irreversible decline or dead
- Blue - Cat B Group/hedges of moderate quality and value
- Category U - Tree in irreversible decline or dead to be removed
- Existing hedge or group. Colour coded as above in accordance with BS 5837 and inset to be maintained and construction works
- Approximate line of protective fencing to be erected in accordance with BS 5837 and inset to be maintained and construction works
- Hard dig excavation under supervision of project Agricultural consultant



COMPOUND SNIPPET NTS

E	25/09/26	Haul road and silt protection updates	kdb
D	24/09/26	Updates following feedback from all parties	kdb
C	25/8/26	Construction route adjusted, scaffold store and Materials store moved	GW
B	24/7/26	Notes added as file attached. Car park, Haul road, Protect trees, legend updated	MTK
A	23/6/26	sub station removed and updates to title block	kdb
REVISION	DATE	DESCRIPTION	DRAWN

ORIGINAL SIZE 100MM - THIS PRINT MAY BE REDUCED

NOTE: ALL DIMENSIONS, MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH NHBC STANDARDS AND BUILDING REGULATIONS.
DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE VERIFIED WITH THE TECHNICAL OFFICE.

ALLISON HOMES

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PROJECT
E0275 NORMANTON ROAD, CROWLAND

DRAWING TITLE
CONSTRUCTION MANAGEMENT PLAN

SCALE 1:1000 @A1	DATE 24.07.26	DRAWN MTK	APPROVED -
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DRAWING NO.
E0275-CMP-02

REVISION
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