



Street Management & Maintenance Plan

Land to the East of Normanton Road, Crowland

Relating to Full Planning Permission H0-0759-25

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1. Introduction

The site is located Land South of 250 Drybread Road, Whittlesey and has Outline Planning Permission (F/YR23/0245/O) for up to 175 dwellings.

As part of the Outline Planning Permission, Condition 17 requires details of the proposed arrangements for future management and maintenance of the proposed streets within the development phase. Condition 21 specifically states:

Prior to the commencement of any development beyond oversite, 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. Conveyance Plan located in Appendix 1.

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.

A regular inspection regime shall be implemented 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

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.

4. 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.

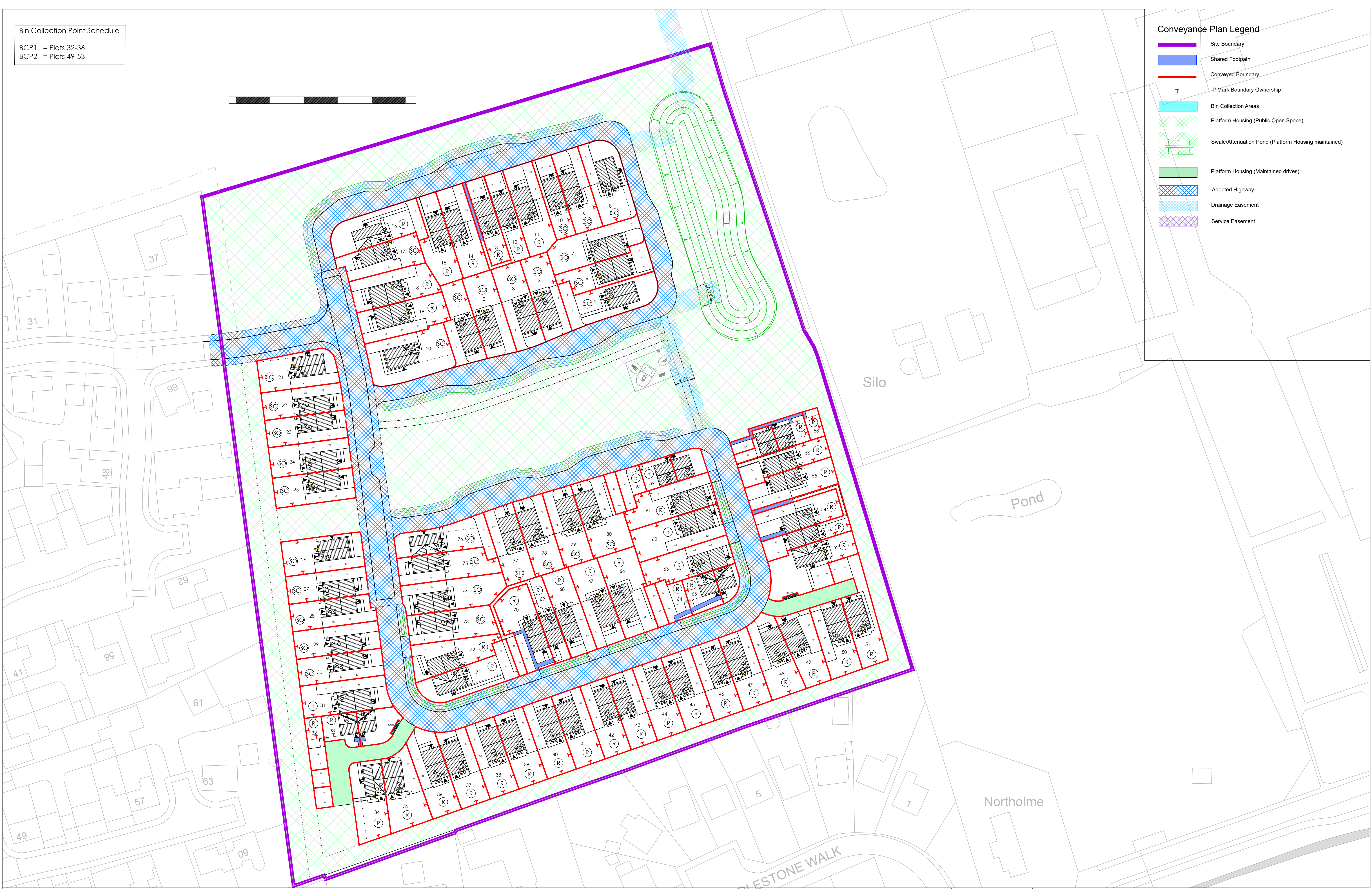
Appendix A: Conveyance Plan

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

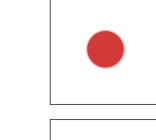
Issue:



KEY



SITE BOUNDARY



AFFORDABLE RENT UNITS



SHARED OWNERSHIP UNITS

NORMANTON ROAD, CROWLAND - BUILD ROUTE

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

