

Development off Park Lane, Donington, Lincolnshire, PE11 4TZ

Infrastructure Maintenance Strategy

Maintenance Responsibility

1. All areas of Highway verge, footway and carriageway outside the site boundary are adopted and maintained by Lincolnshire County Highways.
2. All onsite drainage, including inspection chambers, pipe-runs and permeable paving are the responsibility of Developer and will become the responsibility of the houses purchasers and their Management Company.

Recommended Private Area Maintenance Requirements

Drives

All drives to be swept quarterly to clear leaves and to ensure they are clean, tidy and free from dust and debris.

At times of sweeping, inspections to take place to assess any damage to road, kerbs, lighting etc., and any maintenance carried out to ensure user safety is maintained.

It may prove necessary to top-up the grit to the blockwork after around five years due to the sweeping action. Grit of the same specification as shown on the design drawings should be used.

General Drainage Areas

A system of regular inspections should be established, initially these inspections should be carried out in October and March, however, this may be modified to suit observations over time.

Items to be observed and cleared are high levels of grit, leaves and other such detritus.

The main aim of these inspections will be to prevent siltation of the surface water system, which, if allowed to develop will reduce the effectiveness of the system and may, over time, reduce the attenuation volumes provided.

All chambers, particularly catchpits should be inspected and cleaned as part of this preventative routine:

Additional Maintenance Requirements for Homeowners

It is also recommended that each homeowner regularly cleans and inspects gullies/linear drainage channels, where located within their plot curtilage as a preventative measure to minimise the ingress of detritus into the storm water system.

Continued

It is suggested that new homeowners are informed of such responsibilities and the use and function of the pond in their welcome packs or within their conveyance.

It is further recommended that the 'Bag it and Bin it' leaflet is handed to new owners to ensure unsuitable items are not flushed into the foul drainage system.

Street Lighting

Please refer to the lighting designer's implementation and maintenance information pack. Columns and lighting fittings should be inspected annually for damage and repairs made as soon as practicable. Lamps should be checked and replaced as and when required.

A system to enable residents to report problems to be set up by the Residents Management Company.

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