SALBOY CONSTRUCTION LTD

RETROSPECTIVE ESTATE ROAD COMPLETION, MANAGEMENT AND MAINTENANCE PLAN

Development

Crossroads Nursery, Main Road, Quadring, Spalding

Planning Permission Ref: H15-0133-26

Condition 8 – Estate Road Phasing and Completion Plan

Prepared for: South Holland District Council

1. Introduction

This Retrospective Estate Road Completion, Management and Maintenance Plan has been prepared on behalf of Salboy Construction Ltd in support of the discharge of Condition 8 attached to Planning Permission H15-0133-26.

Condition 8 requires the submission and approval of an Estate Road Phasing and Completion Plan setting out how the construction of the development would be phased and the standards to which the estate roads would be completed during the construction period.

This submission is made retrospectively. The estate roads serving the development have already been substantially completed and are operational. Consequently, it is no longer possible to provide a forward-looking phasing strategy. Instead, this document records the standard to which the roads have been constructed, confirms that safe vehicular and pedestrian access has been provided throughout the development, and sets out the future management and maintenance arrangements for the private roads identified on Drawing No. Drawing No. 8896-505-101 Rev P1 – Road Construction Phasing layout.

The purpose of this document is therefore to:

- Confirm the roads have been completed and are currently in use;
- Demonstrate compliance with the intent of Condition 8;
- Confirm the construction standards achieved;
- Confirm the arrangements for the future management and maintenance of the private roads.

This document should be read in conjunction with:

- Planning Permission H15-0133-26;
- Drawing No. Drawing No. 8896-505-101 Rev P1 – Road Construction Phasing layout.
- Approved engineering and drainage drawings;
- Lincolnshire County Council Development Road Specification current at the time of construction.

2. Estate Roads Covered by this Plan

The development comprises a network of estate roads, including adoptable highways and a few private roads/private drives serving limited groups of dwellings.

The roads shown on Drawing No. 8896-505-101 Rev P1 – Road Construction Phasing layout were originally designed as adoptable highways as part of the approved Section 38 proposals. However, the development is no longer intended to be subject to highway adoption, and all estate roads shall remain under private ownership and maintenance responsibility.

For the avoidance of doubt, the maintenance responsibilities shown or implied within the approved Section 38 layout are superseded by this document. Responsibility for inspection, repair, management and maintenance of all estate roads within the development shall remain with Salboy Construction Ltd, or a successor management company appointed by Salboy Construction Ltd."

These roads have now been constructed and are available for use by residents and visitors.

3. Retrospective Completion Statement

As this submission is retrospective, the development roads have not been constructed in separate future phases requiring approval.

The estate road network has already been delivered alongside the residential development and has provided continuous access throughout the construction period.

Throughout construction:

- Safe vehicular access was maintained from Main Road;
- Emergency vehicle access was maintained at all times;
- Pedestrian access routes were provided and protected as development progressed;
- Roads serving occupied dwellings were completed to a safe and usable standard prior to occupation;
- Drainage infrastructure serving the roads was installed and operational.

The objectives of Condition 8 have therefore been achieved in practice through the complete development.

4. Construction Standards Achieved

The estate roads have been constructed generally in accordance with:

- The approved engineering drawings;
- The approved drainage strategy;
- Lincolnshire County Council Development Road Specification;
- Section 38 design requirements where applicable.

The completed roads comprise:

Carriageways

- Formation and sub-base construction;
- Road basecourse construction;
- Binder course surfacing;
- Kerbing and edging;
- Positive drainage falls and connections.

Footways

- Continuous pedestrian routes;
- Kerb construction;
- Appropriate surfacing;
- Safe access to dwellings.

Drainage Infrastructure

- Surface water drainage systems;
- Gullies and associated pipework;
- Connections to approved drainage infrastructure.

Visibility and Safety

- Junction visibility maintained;
- Turning facilities provided where required;
- Safe access arrangements for residents, visitors, refuse collection and emergency vehicles.

5. Future Management and Maintenance Responsibility

All estate roads shown on Drawing No. 8896-505-101 Rev P1 – Road Construction Phasing layout shall remain private roads. Although the approved engineering design was prepared on the basis that the roads would ultimately be offered for adoption under a Section 38 Agreement, that adoption process is no longer being pursued. Accordingly, the future maintenance arrangements represent a reversal of the maintenance responsibilities originally anticipated under the approved S38 layout.

Salboy Construction Ltd confirms that all estate roads, footways, kerbing, drainage infrastructure and associated highway features that would otherwise have formed part of a future adoptable highway shall remain within private management and maintenance responsibility.

6. Management and Maintenance Regime

Salboy Construction Ltd shall ensure that the private roads are maintained in a safe and serviceable condition at all times.

The maintenance regime shall include:

Monthly Inspections

- Visual inspection of carriageway surfaces;
- Inspection of kerbs and edgings;
- Inspection of drainage gratings and covers;
- Identification of any safety defects.

Six-Monthly Maintenance Review

- Inspection of drainage performance;
- Clearance of debris and vegetation where necessary;
- Minor repairs to surfaces and kerbing.

Annual Condition Survey

- Formal inspection of road condition;
- Assessment of drainage infrastructure;
- Review of any maintenance requirements;
- Preparation of a programme of preventative maintenance works where necessary.

Reactive Maintenance

Defects identified through inspections or resident reports shall be addressed as appropriate, including:

- Pothole repairs;

- Surface patching;
- Kerb replacement;
- Drainage repairs;
- Vegetation management;
- Any other works required in the interests of highway safety.

7. Drainage Maintenance

Salboy Construction Ltd shall maintain all drainage features associated with the private roads, including:

- Gullies;
- Catchpits;
- Drainage pipework serving the private roads;
- Associated drainage structures located within private ownership.

Drainage infrastructure shall be inspected periodically and cleaned where necessary to ensure continued operation.

8. Health and Safety

Salboy Construction Ltd shall ensure that the private roads remain safe for use by:

- Residents;
- Visitors;
- Refuse collection vehicles;
- Emergency service vehicles;
- Maintenance operatives.

Any identified safety defect presenting an immediate risk shall be prioritised and made safe as soon as reasonably practicable.

9. Conclusion

The completed roads have been constructed to the required standards shown on Drawing No. 8896-505-101 Rev P1 – Road Construction Phasing layout. However, the roads are no longer proposed for adoption by Lincolnshire County Council under a Section 38 Agreement. Consequently, responsibility for the ongoing management, inspection, repair and maintenance of the estate roads has reverted to and shall remain with Salboy Construction Ltd, or a successor management company, in accordance with the maintenance regime set out in this report. The maintenance arrangements therefore constitute a role reversal from those originally anticipated under the approved S38 proposals.

Whilst a prospective phasing programme is no longer applicable because the estate roads have already been constructed, the development has been delivered in a manner that has maintained safe and suitable vehicular and pedestrian access throughout the construction period.

Accordingly, the requirements and objectives of Condition 8 are considered to have been satisfied.