

MANAGEMENT & MAINTENANCE PLAN FOR THE PUBLIC AMENITY SPACES CREATED BY THE DEVELOPMENT - PHASE 2 NORTHERN NEIGHBOURHOOD, HOLLAND PARK, SPALDING, LINCS.

1. INTRODUCTION

To summarise, the adopted highways, footpaths and swales will be offered to Lincolnshire County Council for adoption as part of a Section 38 Agreement

Anglian Water will be offered all relevant Surface Water and Foul drainage networks for adoption as part of a Section 104 Agreement.

All remaining Public Amenity Spaces and Attenuation Basins will be placed under control of a Management Company.

2. MANAGEMENT & MAINTENANCE OF SURFACE WATER DRAINAGE ASSETS

The following sections provide details on the various maintenance regimes for the shared assets taken on by Lincolnshire County Council and Anglian Water, in line with the guidance included in Ciria-C753, The SUDS Manual (Ciria,2015).

Vortex Flow Control Devices and Associated Manholes

Table 1 includes a summary of the various maintenance and monitoring requirements for the vortex flow control devices and the manhole within which it is placed.

Maintenance Schedule	Required Actions	Typical Frequency
Regular Maintenance	Inspect for sediment and debris in manhole base and any blockage of vortex flow control device.	Bimonthly for first 6 months then every 6 months thereafter.
Occasional Maintenance	Remove any sediment and debris from base of chamber and vortex flow control device.	As required, based on inspections.
Remedial Actions	Replacement of vortex flow control device or manhole components should failure occur.	As required.

TABLE 1

Attenuation Basins and Swales

Table 2 includes a summary of the various maintenance and monitoring requirements for the attenuation basins and highway swales.

Maintenance Schedule	Required Actions	Typical Frequency
Regular Maintenance	Remove litter and debris.	Monthly.
	Cut grass in and around basins and swales.	Monthly during growing season or as required.
	Manage other vegetation and remove nuisance plants	Monthly at start then as required.
	Inspect inlets, outlets for blockages and clear if required.	Monthly.
	Inspect banksides, structures, pipework etc for evidence of physical damage.	6 monthly.
	Tidy all dead growth before start of growing season.	Annually.
	Remove sediment from inlets and outlets.	Annually.
Occasional Maintenance	Reseed areas of poor vegetation growth.	As required.
	Remove sediment from main basin.	Every 5 years or as required.
Remedial Actions	Repair erosion or other damage by reseedling or returfing.	As required.
	Repair inlets and outlets.	As required.
	Relevel uneven surfaces and reinstate design levels.	As required.
	Remove and dispose of oils or petrol residues using safe standard practices.	As required.

TABLE 2

Associated Shared Pipe Network, Outfall Headwall and Ditch

Table 3 includes a summary of the various maintenance and monitoring requirements for all remaining shared pipe networks and the outfall to the IDB ditch.

Maintenance Schedule	Required Actions	Typical Frequency
Regular maintenance	Remove any litter and debris from area around headwalls and in ditch.	Monthly.
	Inspect ditch inlets and outlets, manholes and culverted road crossing and clear any sediment.	Bimonthly for first year then annually thereafter.
Occasional maintenance	Remove sediment from ditch base around headwall.	Every 5 years or as required.
Remedial Actions	Clear any pipe blockages with appropriate equipment.	As required.
	Repair manholes, pipework and headwall if damage found.	As required.

TABLE 3

3. MANAGEMENT COMPANY FOR THE PUBLIC AMENITY AREAS

A Management Company will be created to maintain the common parts which benefit all the residents on the development.

These parts include those which will not be taken over by Lincolnshire County Council through a Section 38 Agreement or where it forms part of individual private plots.

The Management Company will maintain these common parts and funded by equal contributions from each property on the development.

On completion of the initial sale of each plot, the plot owner will receive a share in the Management Company.

The share will be passed onto future owners of that plot.

When the development is complete, and Broadgate Homes considers it appropriate, control of the Management Company will be passed to the Plot owners and ownership of the common parts will be passed to the Management Company.

Until then the Management Company will maintain the common parts at the cost of the plot owners as set out above.

The means for securing obligation by residents to retain their interest and responsibilities of the Management Company will consist of:

- i) Each Purchaser of a plot would covenant with Broadgate Homes to comply with the various obligations including payment of their share of the cost to the Management Company.
- ii) On a sale of a plot each new Purchaser would have to covenant with the Management Company to the same effect. Only when they execute that covenant would their purchase be registered at the Land Registry.
- iii) The Management Company would covenant with Broadgate Homes to comply with the Planning Permission and indeed when the land is transferred to the Management Company would as owner of that land be obliged to comply with the terms of the Planning Permission.

The trigger for passing control of the Management Company from Broadgate Homes to the Residents will consist of:

- i) Broadgate Homes will ensure the common parts will be transferred to the Management Company within 6 months of occupation of the last dwelling.

Local Equipped Area of Play (NOT REQUIRED AS PART OF THIS APPLICATION)

Table 4 includes a summary of the maintenance and monitoring requirements for the play equipment in a designated zone in the development.

Maintenance Schedule	Required Actions	Typical Frequency
Regular maintenance	Grass cutting within area of play.	Monthly during growing season.
Occasional maintenance	Play apparatus inspected and moving parts lubricated.	Annually.
	Rubber-crumb safety surfacing inspected.	Annually.
	Metal fencing and pedestrian/maintenance gates inspected and moving parts lubricated.	Annually.
Remedial Actions	Damaged items repaired or replaced.	As required. TABLE 4

Grass Cutting

Table 5 includes a summary of the maintenance and monitoring requirements for the open spaces, grassed areas and areas sown with wild-flower meadow mix.

The wild-flower meadow areas will create a natural biodiversity with flora and fauna and as such require minimal disturbance to their maintenance.

Maintenance Schedule	Required Actions	Typical Frequency
Regular Maintenance	Cutting of grass.	Monthly during growing season.
Occasional maintenance	Cutting of wild meadow mix.	Annually in autumn.
Remedial Actions	Inspect for mole hills and level off spoil.	Annually or when required.
	Inspect for seeded areas to properly germinate and re-seed if necessary.	Monthly in first growing season/year. Annually thereafter. TABLE 5

Trees

Table 6 includes a summary of the maintenance and monitoring for new trees planted within the open spaces. Their examination and maintenance regime will be in accordance with good arboricultural practices in terms of safety and appearance.

Maintenance Schedule	Required Actions	Typical Frequency
Occasional Maintenance	Inspect trees for damage and disease.	Annually in autumn.
	Inspect tree stakes and ties for damage or wear.	Annually in autumn.
	Once established branches to be lightly pruned.	Annually in autumn.
Remedial Actions	Replace any damaged items listed above.	In the autumn. TABLE 6