



**MANAGEMENT & MAINTENANCE
OF THE PROPOSED STREETS AT:**

**Residential Development at
Crow Trees Farm
Chatburn**

Rev A – August 2024



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1. Introduction

1.1 This plan for the management and maintenance of the proposed streets within the residential development at Crow Trees Farm has been produced by Pringle Homes.

1.2 The development has planning permission for the erection of 37 residential dwellings (along with works to Crow Trees Farmhouse and dairy outbuilding). The approval reference is 3/2022/0966.

1.3 This plan addresses condition 6 of the planning permission which states:

(a) Prior to the first occupation of any new build dwelling, the proposed arrangements for future management and maintenance of the roads/ footways/ cycleways associated with that phase of the development shall be submitted to, and approved in writing by, the Local Planning Authority. These details shall include a plan showing areas of highway proposed for adoption by the Local Highway Authority and any areas proposed for private management.

(b) Should the plan required as per the above show that any highway within the estate would be privately managed, details of a Road Management Plan to detail how those sections of highway would be maintained in perpetuity, such as a private management and maintenance company to be established if applicable, shall be submitted to and approved in writing by the Local Planning Authority. The highway shall thereafter be maintained in accordance with the approved management and maintenance details or until such time as an agreement has been entered into under section 38 of the Highways Act 1980.

(c) Should the plan required as per the above show that any highway within the estate would be proposed for adoption by the Local Highway Authority, those roads/ footways/ cycleways shall be made up to, and retained thereafter to, the Local Highway Authority's Adoptable Standards.

REASON: To ensure that all highways, footways and cycleways will be maintained to a sufficient standard by either the Local Highway Authority or by a site management company

1.4 The proposed roads and footpaths within the site are to remain private. Ownership is to transfer to a Housing Association. This company will have sole responsibility for the future management and maintenance of the area of the development and may appoint a managing agent/company to assist with carrying out maintenance of the roads and communal areas. Lancashire County Council and Ribble Valley Borough Council will not be responsible for any aspects of management of the development.

1.5 The private estate roads and communal drives are shown coloured yellow on the below plan. Other communal open space areas are hatched black:





2. Site Description

- 2.1 The development is located to the south of Crow Trees Brow, in the centre of the village of Chatburn.
- 2.2 The site was agricultural land and is bordered by a railway line to the East, as well as existing residential properties to the North, South and West.
- 2.3 There are no public footpaths through or adjacent to the site.

3. Future Maintenance and Management Responsibilities

- 3.1 The proposed roads within the site will NOT be adopted by the Local Authority/Local Highway Authority but will remain private and will be managed and maintained by a Management Company (as appointed) on behalf of the Housing Association once the development has been finished.
- 3.2 Pringle Homes will manage and maintain all aspects of the development until those completed areas of the development area are handed over to the purchasing housing association and their management company.
- 3.3 The housing association will manage the communal areas in-house or appoint a suitable managing agent to instruct, monitor, supervise and pay for all necessary inspections, maintenance and repairs as detailed in section 4 below (including the cost of street lighting and road gritting).
- 3.4 The housing association will be responsible for rectifying any hazards, falls, trips, blockages etc. at the area.



4. Maintenance of the Roads & Car Parking Areas

4.1 Regular Maintenance

- All roads, rumble strips, communal drives, footways, and hard standings will be brushed as required. All debris will be removed.
- Road gullies will be inspected and checked to ensure water is draining away sufficiently. Debris & silt will be removed as necessary.
- The frequency of this maintenance will be as the work is required but will be no longer than every 3 months.
- Action to remedy any problems will be taken following the inspection or as and when issues are reported.

4.2 Occasional Maintenance

- The tarmac wearing course and block-paved areas of all roads, communal drives, footways, and any hard standings will be thoroughly inspected.
- The streetlights and electric supply to the streetlights will be tested and cleaned to ensure they are all in good working order and to the correct standard.
- All road gullies will be checked, cleaned & repaired as necessary.
- The frequency of this maintenance will be whenever the work is required but will be no longer than every 5 years.
- Action to remedy any problems will be taken following an inspection or as and when issues are reported.

4.3 Repair & Reinstatement

- All roads, rumble strips, communal drives, kerbs, footways and hard standings will be repaired and reinstated where required.
- Damaged and faulty streetlights will be replaced as required.



- All road gullies will be checked, cleaned & repaired as necessary.
- The frequency of this maintenance will be as and when the work is required but will be no longer than every 5 years.
- Action to remedy any problems will be taken following the inspection or when issues are reported.

4.4 Winter Gritting and Snow Clearance

- During construction, Pringle Homes will outsource to a winter gritting and snow clearance contractor. Once transferred this will be the responsibility of the housing association and their managing agent.
- Instructions will be put in place for all roads and communal driveways to be gritted if the road surface forecast indicates that ice and/or snow is likely to form on the road surface.
- Instructions will be put in place for snow to be cleared on all roads and communal driveways as necessary.

5. Insurance

All the private roads and communal areas will have public liability insurance of at least £10m at all times.