

# STREET MANAGEMENT AND MAINTENANCE STRATEGY

Discharge of Condition 12 – Planning Permission 3/2021/0275

Land Behind The Dog Inn, Market Place, Longridge, PR3 3RR

## Introduction

This Management and Maintenance Strategy has been prepared to formally discharge Condition 12 of planning permission 3/2021/0275, relating to the proposed residential development of 8 dwellings at Land Behind The Dog Inn, Longridge.

Condition 12 states:

*"No development shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority..."*

This document sets out the implemented party responsible for ongoing management, the funding mechanisms, and the frequency of inspections and servicing across all relevant communal assets.

## Management Entity and Funding

### *The Management Company*

Upon completion of the development, the estate street, communal landscaping, and shared drainage infrastructure will remain private and will not be offered for adoption to Lancashire County Council under Section 38 of the Highways Act 1980.

To ensure the estate is maintained to a high standard in the interest of residential and highway safety, a private Management Company has been established:

- **Company Name:** DOG INN MANAGEMENT COMPANY LIMITED
- **Company Number:** 17101028
- **Registered Address:** Unit 5, Chapel Hill Industrial Estate, Longridge, Preston, Lancashire, PR3 3BU

## *Funding Mechanism*

The Management Company will be funded in perpetuity via an annual service charge levied equally across the 8 dwellings (Plots 1-8). The legal obligation to pay this service charge, and the transfer of a share in the Management Company, will be written into the transfer deeds/leases of each property upon point of sale.

## **Maintenance and Servicing Regime**

The Management Company will contract suitably qualified professionals to undertake the following inspection and maintenance regimes.

### *Roads, Footpaths and Vehicular Areas*

The communal access road, shared driveways, and pedestrian footpaths will be maintained to ensure a safe, even, and hazard-free surface.

- **Inspections:** Formally inspected bi-annually (every 6 months) for defects, potholes, or trip hazards.
- **Surfacing:** Remedial patching or resurfacing of the macadam and block paved (Tegula) areas will be undertaken on an 'as required' basis following inspections.
- **Signage:** Any private street name plates or traffic signage will be inspected annually and cleaned or repaired as required to ensure legibility.
- **Winter Maintenance (Gritting):** As a private estate, routine mechanical gritting will not be undertaken. However, a communal grit bin will be provided within the site and replenished annually by the Management Company in October for residents' use.

### *Drainage and SuDS Infrastructure*

Maintenance of the surface water drainage strategy (designed by Gondolin Land & Water / PGB) ensures the system operates at its designed capacity and prevents localized flooding.

- **Inspections:** The communal drainage system, including the designed soakaways, attenuation features, and interceptors, will be inspected bi-annually (Spring and Autumn).
- **Silt Removal:** Catchpits, gullies, and inspection chambers will be cleared of silt and debris annually (post-Autumn leaf fall) or following any extreme weather event.
- **Vegetation Control:** Any vegetation threatening the integrity of the drainage infrastructure or overland exceedance routes (as detailed on Drawing 3343-070) will be cleared immediately upon identification.

## *Communal Landscaping*

Soft landscaping outside of private domestic curtilages (as detailed on the approved Softworks Plan by DEP) will be managed to preserve the site's amenity and biodiversity value.

- **Inspections:** A general condition check will be carried out quarterly.
- **Grass Cutting:** Any communal grassed areas will be mown on a monthly basis during the growing season (March to October).
- **Tree and Hedge Care:** Existing retained trees (including Tree T2) and newly planted native hedges will be inspected annually by a qualified arboriculturist. Pruning and maintenance will take place outside of the bird nesting season (Sept-Feb).
- **Seasonal Planting & Replacement:** Weed control will be undertaken quarterly. Any communal trees or shrubs that die, are removed, or become diseased within the first 10 years will be replaced in the next available planting season in accordance with Condition 16.

## *Street Furniture and Boundaries*

- **Inspections:** Communal fencing, retaining walls (including the low brick walls and acoustic fencing), and external communal lighting will be inspected annually.
- **Cleaning & Repair:** Graffiti, vandalism, or structural damage to retaining walls and communal boundaries will be repaired within 30 days of being reported. Timber treatments will be reapplied to communal fencing every 3-5 years as required.

## **Implementation**

This management regime will commence immediately following the practical completion of the estate road and communal areas, and prior to the occupation of the first dwelling.



**CERTIFICATE OF INCORPORATION  
OF A  
PRIVATE LIMITED COMPANY**

Company Number **17101028**

The Registrar of Companies for England and Wales, hereby certifies that

**DOG INN MANAGEMENT COMPANY LIMITED**

is this day incorporated under the Companies Act 2006 as a private company, that the company is limited by shares, and the situation of its registered office is in England and Wales.

Given at Companies House, Cardiff, on **18th March 2026**.

The above information was communicated by electronic means and authenticated by the Registrar of Companies under section 1115 of the Companies Act 2006



Companies House



THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES

**COMPANY HAVING A SHARE CAPITAL**

**Memorandum of Association of**

**DOG INN MANAGEMENT COMPANY LIMITED**

Each subscriber to this memorandum of association wishes to form a company under the Companies Act 2006 and agrees to become a member of the company and to take at least one share.

---

<b>Name of each subscriber</b>	<b>Authentication</b>
LINDSEY RUTH LEE	Authenticated Electronically
BENJAMIN JAMES LEE	Authenticated Electronically

---

Dated: 18/03/2026