

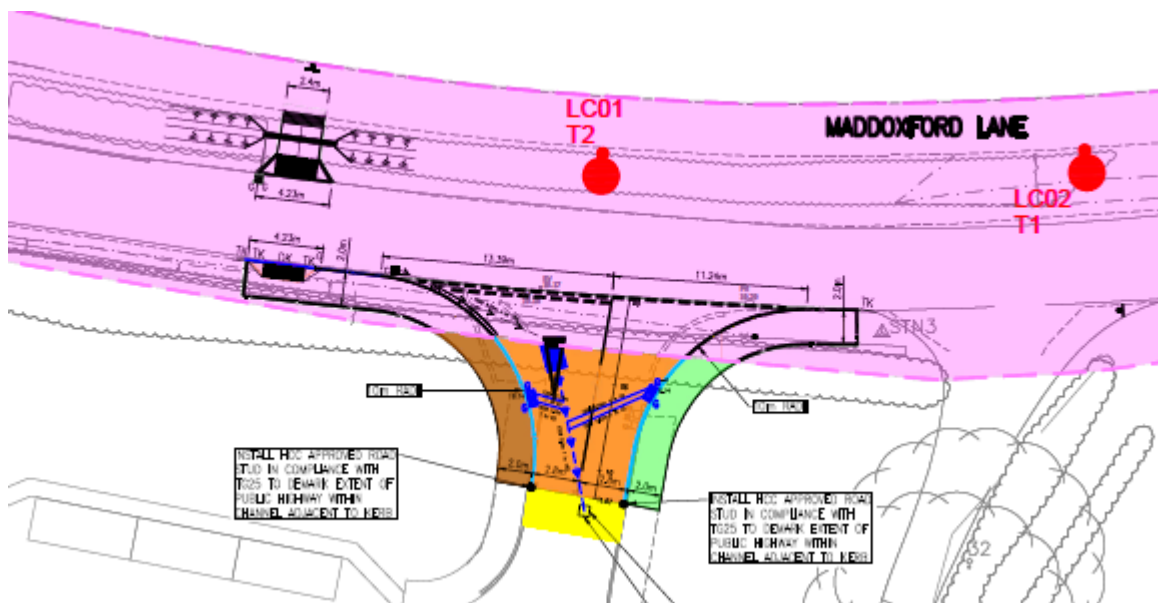
MANAGEMENT & MAINTENANCE PLAN

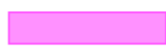
Condition 25 of F/19/84937 requires that:

*No dwelling on the site shall be first occupied until a functioning vehicular access and a safe pedestrian access to it from the public highway have been laid out in accordance with the approved plans. **The 50th dwelling on the site shall not be first occupied until details of a management and maintenance plan for all roads, cycle routes and pedestrian paths within the site that are not adopted by the Highway Authority, together with details of the company or body that will be responsible for the ongoing management and maintenance, and the trigger point for that company or body to assume management and maintenance responsibility, have been submitted to and approved by the Local Planning Authority.** The development shall then be maintained in accordance with these details for the duration of the occupation of the site*

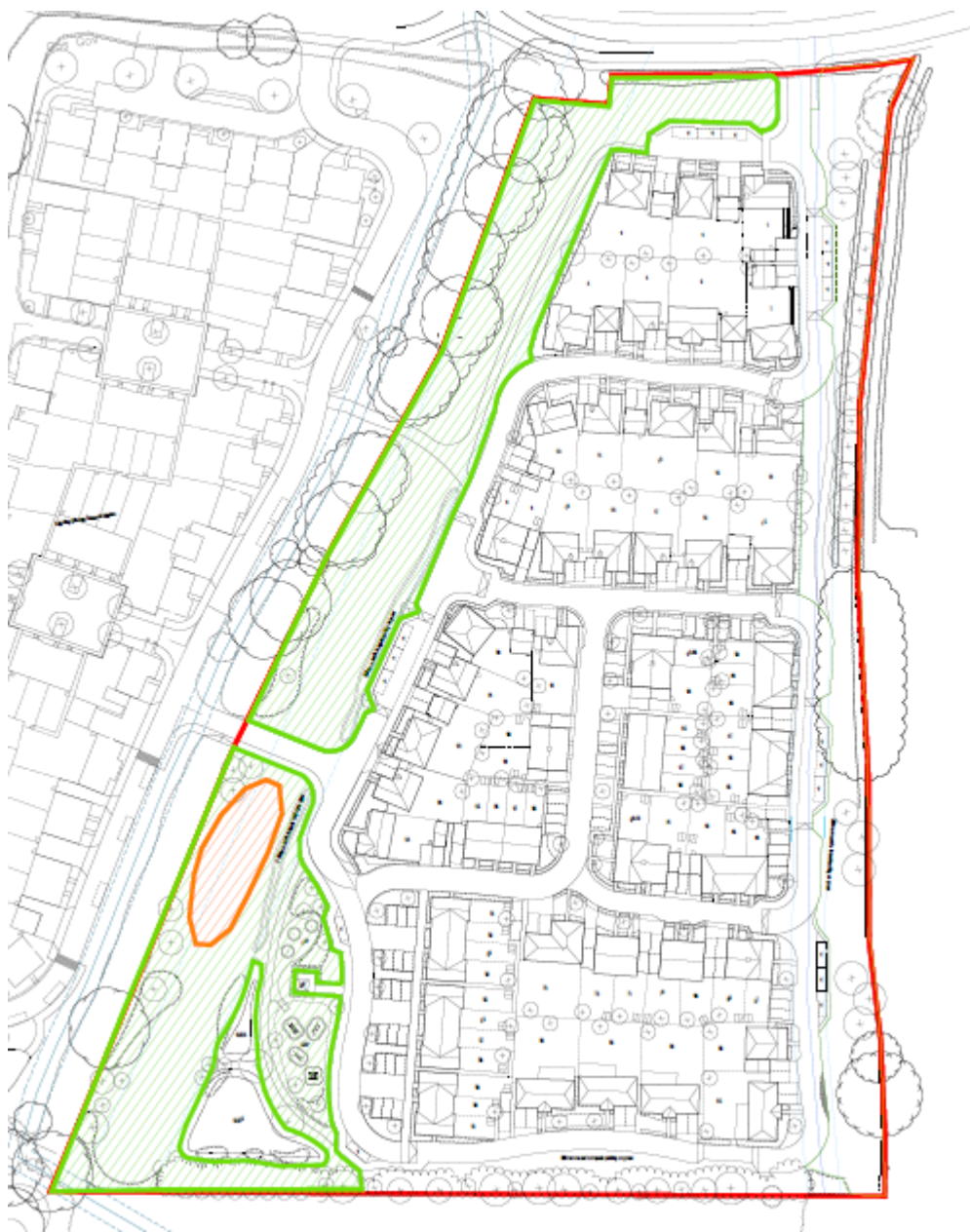
This document addresses the requirement - in bold type above - in relation to the management & maintenance of the roads/cycle routes/pedestrian paths within the site that are not to be adopted.

The access is subject to a S278 agreement with HCC and will involve the adoption of a small section of the road, entering the site as can be seen below.



	EXISTING ADOPTED HIGHWAY
	LAND DEDICATED FOR ADOPTION PROPOSED CARRIAGEWAY
	LAND DEDICATED FOR ADOPTION PROPOSED FOOTWAYS/FOOTPATH
	LAND DEDICATED FOR ADOPTION, PROPOSED HIGHWAY VERGE, TOPSOIL TO BE CLASS 5B
	PROPOSED HB2 KERB (HCC11/C/010)
	EF EDGING KERB (HCC11/C/045)
	DROPPED KERB SHALL BE FLUSH WITH THE CARRIAGEWAY
	TAPER KERB
	PROPOSED TACTILE PAVING HCC11/C/060
	HIGHWAY BOUNDARY
	PROPOSED EASEMENT FOR HCC

In addition to the above, the public open space areas hatched in green below are – in accordance with the S106 agreement associated with this development – to be adopted by Eastleigh Borough Council and as such, any footpaths that fall within that area, will be maintained by them.



All other roads/cycle routes/pedestrian paths within the site will be maintained by a managing agent, funded by a service charge payable by the residents.

Residents, where applicable, will maintain paths and parking spaces within their curtilage only and will not be responsible for the maintenance of roads or footpaths outside of their ownership.

Regular inspections of the roads and footpaths and any associated lighting will take place by the appointed managing agent and any identified defects will be repaired as soon as is reasonably practicable. Regular sweeping will take place to keep the roads and footpaths clear of hazards and the following maintenance regimes will be undertaken on permeable paving:

Maintenance Schedule	Required action	Typical Frequency
Regular Maintenance	Brushing and vacuuming (standard cosmetic sweep over whole surface)	Once a year, after autumn leaf fall, or reduced frequency as required, based on site-specific observations of clogging or manufacturer's recommendations - pay particular attention to areas where water runs onto pervious surface from adjacent impermeable areas as this area is most likely to collect the most sediment.
Occasional Maintenance	Stabilise and mow contributing and adjacent areas	As required.
	Removal of weeds or management using glyphosate applied directly into the weeds by an applicator rather than spraying	As required - once per year on less frequently used pavements.
Remedial Actions	Remediate any landscaping which, through vegetation maintenance or soil slip, has been raised to within 50mm of the level of the paving	As required.
	Remedial work to any depressions, rutting and cracked or broken blocks considered detrimental to the structural performance or a hazard to users, and replace lost jointing material	As required.
	Rehabilitation of surface and upper structure by remedial sweeping	Every 10 to 15 years or as required (if infiltration performance is reduced due to significant clogging)
Monitoring	Initial Inspection	Monthly for three months after installation
	Inspect for evidence of poor operation and/or weed growth - if required, take remedial action	Three-monthly, 48 h after large storms in first six months
	Inspect silt accumulation rates and establish appropriate brushing frequencies	Annually
	Monitor inspection chambers	Annually

The managing agent responsible for the ongoing maintenance will be Centrick

<https://centrick.co.uk/>



Once the S278 works mentioned above are complete, the process of handing the maintenance responsibilities of the remaining, unadopted roads/cycle routes/pedestrian paths will commence.