Cambridgeshire County Council

PLANNING CONSULTATION RESPONSE

To: Aaron Sands Huntingdonshire District Council Pathfinder House St Marys Street Huntingdon PE29 3TN	**Place & Sustainability** **Highway Development Management** Cambridgeshire County Council West Highways Division Huntingdon Highways Depot Stanton Way Huntingdon Cambs PE29 6PY
App Reference: 24/80394/COND	**Contact**: André Chabot
Date In: 26/11/24 Date Out: 31/12/24	

Application: Discharge of conditions 2 (Drainage) and 3 (Road Construction Details) of 18/02499/REM.

Location: Alconbury Weald, Ermine Street, Little Stukeley.

The Highway Authority has no objections to the discharge of these conditions, but would make the following observations:

Condition 2.
I would defer to the observations made by the LLFA in regard to the specific requirements of this condition. The applicant must however be satisfied that the positioning of any pond also meets the requirements of 16.04 of Cambridgeshire County Councils Housing Estate Road Construction Specification with regard to proximity of infiltration drainage systems to any road to be adopted. The requirement for any fencing to protect users of adjacent highway would also need to be considered separately as part of any s38 agreement.

Condition 3 Part i.
I have not been able to identify any construction details within the documents currently listed on the LPA's web site under this application. The Highway Authority did not request this element of the condition and would not therefore look to comment on this until any drawings are considered in detail as part of the applicant's submission for a 38 agreement. Approval of construction drawing at this stage may compromise adoption of roads and footways or otherwise require further revision of the approved drawings to comply with adoption requirements.

Condition 3 Part ii.
The frequency of inspection shown on Note TN004 does not appear to align with Highway Authority guidance and is often non-specific with intervention often show to be 'as required'. There is also an absence of any defect rectification period and omission of specific actions such as street sweeping or weed spraying.

Section 3 of the note indicates that the site will be managed & maintained on an ongoing basis throughout the construction period and during the 12-month maintenance period prior to adoption but provides no clarity on the responsibility for management of shared private surfaces or other surfaces in the event that they remain unadopted. It is anticipated that that this would be achieved through establishment of a management company and further clarity should be provided in this regard.

While I would recommend that further information be requested for the benefit of future residents, any omissions are more likely to affect adoption rather than have any detrimental impact on the existing public highway and I would not therefore look to object to the discharge of this part of the condition.

I attach below a copy of the County Councils Maintenance of Private Roads: Guidance Document which includes details on the level of information that would normally be expected.

André Chabot
Highways Development Management Engineer

Cambridgeshire County Council

Maintenance of Private Roads: Guidance Document.

As part of the release of any condition relating to the future management and maintenance of the proposed streets within a development prior to either the signing of a Section 38 Agreement of the Highways Act 1980 or the establishment of a Private Management and Maintenance Company, the Developer should provide the following level of information:

A Plan showing the proposed hard standing types on the proposed development.

A Document stating how the private roads, paths etc., will be maintained in the short and long term. A suggested Maintenance Document is provided below to assist in the creation of the same by the Developer.

Areas to be offered to the Local Highway Authority for adoption under S38 of the Highways Act 1980:

1. In the short term, i.e. prior to the signing of the Section 38 Agreement, the Developer will maintain the roads prior to adoption ensuring a suitable level of maintenance to facilitate future adoption and a safe working site.

2. Should the Section 38 Agreement not be signed or completed, the Developer will maintain the roads prior to site completion and handover to a level which would otherwise be deemed suitable for adoption by the Highways Authority.

3. The site shall be inspected once a year and any failures within the potential adopted public highway shall be repaired to the requirements of the Housing Estate Road Construction Specification current at the time within 28 days of the inspection or within 7 days if the damage is deemed to represent a hazard to the users of the site.

4. Any damage reported to the owner of the road shall be inspected within 5 working days and remedial action in accordance with the above shall be undertaken.

A regular inspection regime shall be implemented in accordance with Table 1 below:

Table 1: Maintenance Schedule for private highways

Maintenance Schedule	Action required	Required frequency
Regular maintenance	Sweeping of carriageways, footways, footpaths and shared surfaces	Three times a year: i. End of winter (March) ii. Mid-summer (July-August) iii. After main autumn leaf fall
	Cleaning of gullies	Annually after main autumn leaf fall
	Lantern inspection	Twice yearly at the end and start of British Summer Time any faulty lanterns will be replaced with in 10 days of the inspection
	Herbicide application	Annually during May
	Monitor inspection chambers and catchpits and clean as required	Annually
	Monitor soakaway chambers and clean as required	Annually

5. Within six months of the site handover, a Management Company will be set up by the Developer to maintain all access roads to an adoptable standard until any adoption by the Local Highway Authority takes place or otherwise for the lifetime of the development. The Management Company will maintain the private roads in accordance with the requirements detailed above in perpetuity.

Maintenance of Private Access Driveways

6. The responsibility for maintaining private access driveways, either permeable or non-porous, will be shared by local homeowners, whose homes the driveways serve. The ownership of the driveways will be shared by said homeowners or by a Management Company set up by the Developer.

7. Individual homeowners will be made aware of their responsibilities for maintenance via the sale deeds for the houses and this will be reinforced by details included in homebuyers' packs produced by the Developer. It will be stated that it is a legal requirement for the necessary maintenance for highways (and other features) to be undertaken. The Management Company set up by the Developer will enforce this aspect during the lifetime of the development.

Maintenance of Private Permeable Paving

8. Areas of private permeable block paving which will be used by a single owner will be conveyed as part of the plot land sale for the relevant dwelling.

9. The maintenance responsibility private permeable paving will be by the individual homeowners who will be made aware of their responsibilities for maintenance via the sale deeds for the houses and reinforced by details included in homebuyers' packs produced by the Developer. It will be stated that it is a legal requirement for the necessary maintenance for driveways (and other features) to be undertaken. The Management Company set up by the Developer will enforce this aspect during the lifetime of the development.

10. All non-porous private access driveways etc., shall be maintained in accordance with the requirements of table 1 and paragraphs 3.and 4 above.

11. The required maintenance regime for all permeable paving is set out in Table 2 below:

Table 2 Maintenance of the private permeable driveways

Maintenance Schedule	Action Required	Frequency
Regular Maintenance	Sweeping and vacuuming.	Three times/year at end of winter (March), mid-summer (July-August), after autumn leaf fall, or as required based on site-specific observations of clogging or manufacturers' recommendations – See Note 1
Occasional Maintenance	Stabilise and mow contributing and adjacent areas.	As required
	Removal of weeds.	As required
Remedial Actions	Remediate any landscaping which, through vegetation, maintenance or soil slip, has been raised to within 50mm of the level of paving.	As required
	Remedial work to any depressions, rutting considered detrimental to the structural performance or a hazard to users.	As required
	Reconstruction of surface and upper sub-structure.	As required (if infiltration performance is reduced as a

		result of significant clogging).
Monitoring	Initial inspection	Monthly for 3 months after installation
	Inspect for evidence of poor operation and/or weed growth. If required take remedial action	3-montly & 48hrs after any storm that is considered to be a 1:30 year event
	Inspect silt accumulation rates and establish appropriate sweeping frequencies	Annually
	Monitor inspection chambers and catchpits and clean as required	Annually

Note 1:

Pervious surfaces need to be regularly cleaned of silt and other sediments to preserve their infiltration capability. As suggested a minimum of three surface sweepings per year is relevant although Manufacturers' recommendations should always be followed.