



Milltown, Glossop

Estate Road Management

In relation to the site accessed off Milltown only.



Estate Road Management Plan

Introduction

The development at the lower site at Milltown, Glossop comprises 76 properties with the internal estate roads and paths being non-adopted private highway. This Management Plan sets out how the estate will be managed by Cheshire Peaks & Plains as the owner of the development site.

This management plan responds to the items set out in Condition 34 of the Planning Consent reference HPK/2022/0317. The purpose is to ensure the future maintenance and management of the estate roads and associated footpaths.

Scope of Management Plan

This management plan applies to all the private highways and associated infrastructure shown on the approved site layout plan, including:

- The carriageway within the estate.
- The shared surface areas.
- Footpaths & Amenity Areas.
- Private lighting.
- Road markings & demarcations.

The implementation and monitoring of this Plan lies with Cheshire Peaks & Plains as the owner of the estate. This will be managed through their Estates Teams who will regularly visit the site and complete the inspections that are noted in the Plan.

Maintenance Routine

The Estates Team of Cheshire Peaks & Plains will undertake inspections at a regular interval as described below:

1. Carriageway & shared surfaces

These areas shall be inspected on an annual basis, prior to the commencement of the winter season. Where defects are identified the Estates Team shall ensure there is prompt repair of such defects, including potholes, surface repairs or trip hazards.

2. Footpaths & Amenity Areas

On a monthly basis the Estates Team shall ensure the Grounds Maintenance Team have undertaken the agreed maintenance works in accordance with Cheshire Peaks & Plains schedules. This would include:

- Ensuring that bin stores are clean and tidy with any stray litter being collected and disposed of correctly.
- That regular sweeping and cleaning of bin stores, cycle stores, and footpaths takes place.
- That lawn and planting maintenance is undertaken on the correct frequency to suit the time of growing season.



3. Highway Drainage

The Estates Team shall inspect road gullies and grates within the private highway and car park for blockages on a regular basis. Where blockages to gullies occur then the Estates Team shall log this with the Grounds Maintenance Teams to ensure these are cleared and free flowing promptly.

4. Private Lighting

The estate contains private lighting to provide illumination to the car park and footpaths, but also to the woodland river walk. These lights are powered through the energy supplies of Cheshire Peaks & Plains.

The Estates Team will undertake quarterly inspections of all lighting to ensure it is function as intended and arrange for lamp / fitting replacements as required. In addition to this the Estates Team will ensure electrical compliance testing is completed as required.

5. Road Markings & Signage

As part of the annual highway inspection the Estates Team shall ensure the estate road markings remain clear and visible, with any re-painting of road markings being undertaken promptly so as to ensure no danger is posed to residents.

Where estate signage exists, this will be monitored during monthly visits to ensure signage remains in place and has not been vandalised. Where it has been damaged or is missing, the Estates Team shall promptly arrange for replacement signage to be supplied and fitted.

Financial Arrangements

The estate is to remain in the ownership of Cheshire Peaks & Plains who will be managing and monitoring. All residents will be required to pay a service charge to contribute to the upkeep of the estate. As part of this service charge a Sinking Fund is to be established which will allow for the build up of reserves to deal with more cyclical repairs on a forecast and programmed basis. This will allow the management of the site to be maintained in perpetuity to a high standard.

The service charges will be reviewed on an annual basis and any adjustments required will be made by Cheshire Peaks & Plains in accordance with their Service Charge Policies.

Compliance

The estate shall be maintained at all times in accordance with this Plan and the policies and procedures of Cheshire Peaks & Plains Housing Association. Residents will have an open communication channel to the Estates Teams to raise concerns or opportunities for improvement in the management of the estate, so as to promote community pride within the new development.