

NIGEL KAY HOMES LTD.

**LAND ADJACENT TO 25 ARLECDON ROAD,
ARLECDON,
FRIZINGTON**

OUTLINE APPLICATION FOR HOUSING DEVELOPMENT.

REF: 4/20/2086/001

STATEMENT IN RESPECT OF COMPLIANCE WITH CONDITION 4 (iii) AND CONDITION 6.

Condition 4 (iii).

This condition requires confirmation of a timetable for the implementation of the approved surface water scheme.

The nature of the site is such that the on-site surface water scheme will be constructed as part of the overall ground works associated with the scheme. On receipt of reserved matters and discharge of conditions approvals, the applicant will commence site works and install the foundations/ substructures to all 8 properties. Running concurrently alongside this work will be the installation of the on-site surface water (and foul) drainage systems, services etc. It is anticipated this exercise will take 12-16 weeks.

The off-site surface water (and foul) drainage installations will require the appropriate permits to be obtained from the Highway Authority and United Utilities. The highway permit will need to take the form of a s.278 Agreement. On receipt of reserved matters and discharge of conditions approvals, the applicant will instruct his drainage engineers (R.G. Parkins) to prepare and submit the s.278 application. The Highway Authority get a standard 14 weeks to process a s.278 application and then the work has to be programmed in and undertaken. It is therefore anticipated the off-site drainage works could effectively be undertaken within approximately 26-30 weeks post-planning permission/s.

Condition 6.

This condition requires details to be provided covering the management and maintenance of the surface water system for the lifetime of the development.

The applicant wishes to re-confirm the intention set out in the submitted details in that all roads, communal landscaping and foul/ surface water drainage systems etc. will remain private on completion of site works i.e., nothing will be offered for formal adoption. This is in the same successful manner as other recent developments in the Borough.

Once the development has been completed, a limited company will be formed with the relevant assets transferred to an appointed Management Company to manage the development in perpetuity.

Each householder will be allocated an equal share in the limited company and will pay an equal annual maintenance fee. The annual maintenance fee will cover the following.

- The road infrastructure and communal parking.
- The mains foul sewer system.
- The mains surface water system including the attenuation and outfall pipe.
- Street lighting (on-site).
- Communal areas of hard and soft landscaping.
- Perimeter stone walling.
- Provide Public Liability insurance including perimeter stone walling.
- Regular servicing.
- Regular maintenance.

All the above will ensure the development is maintained in a regular and satisfactory manner in accordance with the requirements on condition 6.

Alpha Design
08/04/2023