

# Private Road Maintenance and Management Plan

Land off Lancaster Lane

Brockholes

Holmfirth

HD4 7TL

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## **Introduction**

This Private Road Management and Maintenance Plan has been produced to provide the basis of the scope of works that are required to be undertaken by the Private Management Company that need to regularly inspect and maintain the proposed Private Estate Road to the proposed development located on Lancaster Lane Brockholes Holmfirth HD4 7TL

## **Purpose and Scope**

The Private Road Management and Maintenance Plan will be incorporated into the Private Road Management and Maintenance Plan and administered and managed by the Private Management Company that will be set up prior to the development being occupied. The Private Management company will be made up 9 parties each party being an occupier of one of the houses on the development.

The Private Road Maintenance and Management Agreement that will be entered into by all the residents of the houses. If a house is sold, then the occupiers will resign from the Management Company and the new occupiers will replace them.

The primary focus of the Private Road Management and Maintenance Plan is to ensure that the private road, visitor car parking spaces, pavements/walkways and common hard margins around the private road are maintained to an acceptable standard and repaired when required.

The objectives are to provide: -

- Safety – meeting the occupiers needs
- Serviceability - maintaining quality and reliability
- Sustainability – minimising costs over time and maximising value to all the users of the private road.

The scope of the Private Road Maintenance would include: -

- Reactive - Responding to inspections, reports, or emergencies.
- Routine – Regular consistent schedule for patching, cleansing, landscape maintenance
- Programmed – Planned schemes primarily of resurfacing, reconditioning or reconstruction when required.
- Regulatory – Performing a statutory network if and when required.
- Winter Service - precautionary salting and the clearance of snow and ice if and when required.
- Weather and other Emergencies – A planned emergency response to severe weather and other highway / civil emergencies.

The Private Road Management and Maintenance Agreement, which will incorporate the Private Road Management and Maintenance Plan, will be entered into by each of the occupiers of the development will sign up and agree to: -

- **Vehicle and Pedestrian Access Easement**  
The Roadway Property shall be subject to a perpetual, nonexclusive easement for ingress and egress granting access to all the parcel owners and their occupants, agents, employees, guests, services and emergency vehicles, and those individuals appointed by the Town Board to conduct semi-annual road reviews.
- **Utility Easement**  
The Roadway Property shall be subject to a perpetual, nonexclusive public utility easement for the purpose of permitting above and below ground public utilities to be installed and maintained.
- **Road Maintenance**  
Road maintenance and road improvements will be undertaken and made whenever necessary to maintain the road in good operating condition at all times and to insure the provision of safe access by emergency vehicles.
- **Road Inspections**  
The road will be inspected regularly and organised by the Private Management Company. The surveys that will be considered and programmed in to be undertaken include: -
  - ▶ **Safety Inspections** - These inspections are designed to identify all defects likely to create danger or serious inconvenience to users of the Private Road or the wider community.
  - ▶ **Service Inspection Survey** - Service inspections are focused on ensuring that the Private Road meets the needs of the users.
  - ▶ **Structural Condition Surveys** - In order to ensure value for money it is essential to have information on the nature and severity of deterioration in order to determine the most appropriate maintenance treatment and also to forward plan any maintenance work.
- **Cost Sharing.** Road maintenance and road improvement costs shall be shared on a pro-rata basis between the Homeowners sharing/using and having access to the Private Road.
- **Emergency Repairs** – Any emergency repairs required to the Private Road will be assessed by the Private Management Company and the required work will be implemented by the Private Management Company.
- **Effective Term.** This Agreement shall be perpetual and shall encumber and run with the land as long as the road remains private.