

BARRATT DAVID WILSON HOMES

WHITE POST ROAD, BODICOTE

**S106 PLANNING OBLIGATIONS
BRIDLEWAY REPORT**

PLANNING

March 2020

CLIENT Barratt David Wilson Homes

PROJECT White Post Road, Bodicote

REPORT TITLE S106 Bridleway Report

DJA Reference: 2832-4-5-LM-S106

Report Number: T3

Revision: P2

Issue Date: 11 March 2020

REPORT REVISIONS

Revision	Date	Description	Prepared	Approved
As above	09/03/2020	Draft - First issue	LT	AC/PG
P2	11/03/2020	Draft removed	LT	AC/PG

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Drawings:

1. Drawing '2832-4-5-DR 5700_S106 Bridleway Area' – David Jarvis Associates Ltd. (09/03/20)
2. Drawing '957-06-01 External Works Detail' – Infrastructure Design Limited (May 2019)

1. INTRODUCTION

Planning Context

- 1.1 This report provides the specification and management information for the bridleway at White Post Road, Bodicote pursuant to clause 3.7, Schedule 2 of the Section 106 agreement dated 20th November 2017 which states:

'Prior to the commencement of development to submit to the Council for approval the Open Space Works Specification the Bridleway Scheme the Bridleway Specification and the Management Plan, and not to commence development until the Council has approved in writing the Open Space Works Specification the Bridleway Scheme the Bridleway Specification and the Management Plan.'

Scope and Purpose

- 1.2 This report includes the bridleway specification and covers the bridleway layout as shown on Drawing 1 S106 Bridleway Area and the bridleway construction detail as provided on Drawing 2 External Works Detail.
- 1.3 Section 3 gives the management aims and objectives for the bridleway scheme. These determine the appropriate management prescriptions required and work schedule to provide an overall long-term management strategy.
- 1.4 Section 4 provides general management plan monitoring and management company procedure information.

2. BRIDLEWAY SPECIFICATION

Landscape Element	Material Specification	Material Build Up / Construction
Hard Landscape Surfacing		
Bridleway	3m wide Hoggin path	Refer to Figure 2
	Formation	Proof roll prior to installation To Engineer's detail
	Hoggin Surface	100mm Finished compacted thickness To Engineer's detail
	Edging 25 x 100 tanalised timber board and 50 x 50 x 450mm tantalised timber stake	Position stakes at 1.2m intervals To Engineer's detail

3. BRIDLEWAY SCHEME

Preliminaries

3.1 References:

- a. All references to the, "RR" within this document shall mean the Risk Register which shall form part of the Health and Safety file and/or folders for the site within which the site inspection and audit sheets shall be stored. This will detail all individual site items and elements, their general condition, together with [any] remedial action required. Items not requiring immediate attention, will be submitted 2 weeks prior to, but for, discussion at the AMMR.
- b. All references to the, "AMMR" within this document shall mean the Annual Management and Maintenance Review, which shall include as a format for discussion the Risk Register (RR), out of which will derive the AMP.
- c. All references to the, "AMP" within this document shall mean the Annual Maintenance Plan. This shall be informed by the RR, but decided at the AMMR, unless matters of an urgent nature require an immediately actionable response. For example, site items or elements man made or natural that put site users at an unacceptable level of risk arising from their use or presence on site require an immediately actionable response.

3.2 *Compliance*; all workmanship shall be strictly in accordance with the Clauses of this document. All specified works are to be in accordance with DJA drawings and compliant with what follows.

3.3 *British Standards*; all work is to be carried out in accordance with the latest edition of the following:

- a. BS 4428: 1989 - Code of practice for general landscape operations (excluding hard surfaces).
- b. BS 7370-2: 1994 - Grounds maintenance. Recommendations for the maintenance of hard areas (excluding sports surfaces).

together with the latest amendments of all these and all other relevant British Standards.

3.4 The Contract Administrator (CA), reserves the right to condemn any work which appears unsatisfactory; due to poor workmanship or, non-compliance with this documentation. The sub-contractor shall, at his own expense, make good any defects or liabilities to the satisfaction of the CA, and shall be responsible for all the consequential costs resulting from his failure to comply with this documentation."

3.5 *Responsibility*; Non-approval or non-acceptance shall not relieve the Contractor of his responsibilities under the contract for the quality of materials and standard of workmanship in the works.

Health and Safety

3.6 All works shall be carried out in accordance with the Authority's and the Contractor's own Health and Safety Policy and in accordance with all current Statutory Obligations.

3.7 All landscape maintenance operations shall be subject to the preparation and approval of a project specific Risk Assessment and Method Statement prior to commencing any works on site. Copies of these shall be made readily available to each team vehicle attending the Premises. A full copy shall be forwarded [and approved by] the MC, prior to visiting the site.

3.8 The contractor shall exercise all reasonable care and consideration towards visiting members of the public in order to provide protection against hazards caused by the required maintenance operations. Examples include [but may not be limited to]:

- a. Appropriate signage used to warn members of the public of the operations taking place.
 - b. Appropriate barriers/method of cordoning off the work site to prevent access by the public may be required for certain maintenance operations.
 - c. Special care and attention shall be exercised by the contractor when working near parked cars.
- 3.9 COSHH assessments shall be completed for all substances hazardous to human health that are to be used on site. These may include [but not necessarily be limited to]: herbicides, pesticides, fertilisers and fuel. Copies shall again be forwarded to the MC for approval prior to commencing works on site.
- 3.10 The Contractor shall also note the following whilst on site:
- a. All personnel are to check in and out of the compound upon arrival/departure.
 - b. The correct PPE appropriate to the maintenance operation to be carried out is to be worn at all times when on site. High visibility waistcoats shall be worn at all times.
 - c. Vehicles and trailers shall be parked in locations so as not to cause parking issues for visiting members of the public.
 - d. No machinery shall be left unattended at any time. All machinery shall be in a serviceable condition and be fit for its purpose.
 - e. Smoking on site shall be allowed in designated areas only.
 - f. No audible music to be played whilst on site.
 - g. No alcohol to be consumed whilst on site.
 - h. All defective and vandalised areas shall be reported with photographic evidence supplied immediately. Areas that may cause harm shall be cordoned off and made safe.
 - i. All contractor's workwear and vehicles shall bear their employer's name upon them.
 - j. Contractors will be allowed access to on site comfort facilities.
 - k. Contractors are required to supply a periodic work schedule for the duration of the rectification period and landscape maintenance period to the Site Duty Manager.
 - l. Contractors must make contact with the MC (Site Duty Manager) in advance of pending visits/attendances.
 - m. Any incidents arising as a result of the contractor carrying out his duties under contract must be reported to the Site Duty Manager with immediate effect.

Overall Management Aims and Objectives

- 3.11 Aims and Objectives:
- a. To provide and maintain attractive/visually appealing and robust bridleway path network.
 - b. To maintain surfaced paths in a safe and good condition.
 - c. Create a litter free environment.

Surfacing Management

General Management Prescriptions

- 3.12 Standards of maintenance and procedures shall be generally in accordance with BS7370 Part 2: 1994 "Recommendations for the Maintenance of Hard Areas (excluding sports surfaces)" category C.
- a. Weekly inspections to determine the need for maintenance operations.
 - b. Sweeping and litter collection – every 7-14 days.
 - c. Stain removal – complete within 7-14 days.
 - d. Remove leaves from the bridleway upon leaf fall.

- e. Weed and moss growth control – so that it doesn't exceed 3% of paved area and 10% of the length of joints within it. Spot spray weeds with non-residual herbicide to remove pernicious weeds. Use strictly in accordance with manufacturer's instructions and comply with all current COSHH and Control of Pesticides Regulations guidelines or requirements.

Kerbs and Edge Restraints

- 3.13 Maintenance of all the hard surfaces shall include making good the kerb or edge restraint. If any such units are loose, broken or out of line or level by 6mm or more, the restraint shall be lifted and reset to the original alignment replacing units as necessary.

Bridleway Hoggin Surface

- 3.14 The pathway should be identified as 'Self binding / gravels / hoggin' within table A1 inspection and maintenance checklist.
- 3.15 A newly laid path will require regular maintenance by watering with a hose fitted with a rose sprayer, or similar method, plus rolling with a non-vibratory roller as necessary until the surface is entirely consolidated. Drag matting or brushing should also be carried out if necessary. Any depressions should be de-consolidated, additional material added, re-rolled and made good as per the original specification.
- 3.16 Any depressions should be made good with additional surfacing as necessary (to be topped up and rolled to fill all hollows to stop puddling).
- 3.17 Maintenance of the established surface will include spiking the surface to improve drainage if any puddling should occur.
- 3.18 If any repair or replacement is required as a result of damage or settlement, top up the gravel surface within the affected area in accordance with the original landscape specification.

4. BRIDLEWAY MANAGEMENT PLAN SCHEDULE

2832 WHITE POST ROAD, BODICOTE																							
S106 PLANNING OBLIGATIONS - BRIDLEWAY REPORT, LANDSCAPE MANAGEMENT PLAN SCHEDULE																							
ITEM		ROUTINE							FREQUENCY														
Suggested month	Alternative months	DAILY	WEEKLY	FORTNIGHTLY	MONTHLY	SEASONALLY	ANNUALLY	X-YEARLY	AS REQUIRED	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY	FEBRUARY	MARCH		
1st growing season only		2nd growing season only and beyond							SPRING			SUMMER			AUTUMN			WINTER					
ST=Short term MT=Med. term LT=Long term																							
REF	GENERAL																						
	SITE INSPECTION & MONITORING		*																				
	ANNUAL LANDSCAPE MANAGEMENT & MAINTENANCE REVIEW						*																
REF	DURATION	HARD LANDSCAPE																					
REF	BRIDLEWAY SURFACE																						
	ST-LT		*																				
	ST-LT			*																			
	ST-LT						*																
	ST-LT						*		*														
	ST-LT						*																
	ST-LT						*		*														
	ST-LT						*		*														
	ST				*																		
	MT-LT				*				*														
	ST-LT						*		*														

5. GENERAL MAINTENANCE AND MANAGEMENT PROCEDURE AND MONITORING

Responsibilities

- 5.1 The management and maintenance of the Bridleway will be the responsibility of the Landscape Contractor during the maintenance period in the first year following practical completion.
- 5.2 Beyond the first year the responsibility for management will fall to a Management Company (MC) appointed by Barratt David Wilson Homes. They will be responsible for co-ordinating all management and maintenance operations in accordance with the objectives and prescriptions in this report. Any revisions would be undertaken prior to handover to the MC.
- 5.3 All management contracts will be agreed and reviewed by the management company.

Funding

- 5.4 Future management will be fully funded through a service charge to be collected from each property owner who each become a member of the MC when they purchase a property and are obligated to pay a service charge thereafter for the maintenance of the bridleway. The service charge is used to administer the MC and to fulfil its maintenance obligations and would be set out in the legal transfer documents for each property.

Procedure and Monitoring

- 5.5 The management company will control general landscape maintenance operations through an Annual Management and Maintenance Review (AMMR) undertaken at the end of October. It is suggested that this process can be used both prior to and post adoption and can be agreed with the Local Authority.
- 5.6 Prior to the AMMR, an inspection of the bridleway will be carried out to inform the AMMR of potential future action required.
- 5.7 The purpose of the annual autumn review is to provide a singular point in time whereby precedents and priorities for management and maintenance requirements pertaining to the bridleway can be decided, broadly, for the year ahead.
- 5.8 The inspection shall determine the nature and extent of the following and be recorded on the Risk Register (RR) (timing as Management Review):
- a. Vandalism.
 - b. General appearance and condition.
 - c. Works required under the AMP.
- 5.9 Completion of the risk register (RR) by the Contractor should be undertaken by the contractor's onsite representatives.
- 5.10 Items brought to the MC's attention, through the process of monitoring and recording on the Risk Register or through third parties that identify and place members of the general public at medium to high risk, should be actioned immediately rather than waiting for the AMMR.
- 5.11 It is proposed that the timing of the RR be discussed at the AMMR to allow for adjustment as required by site conditions (including after major weather events such as storms, high winds, snowfall etc.) and the MC's Public Liability Insurance policies. If required, the frequency of items within the RR

would be revised (not less than annually), to better manage the risk to the public. Forthcoming maintenance operations would therefore be adjusted accordingly.

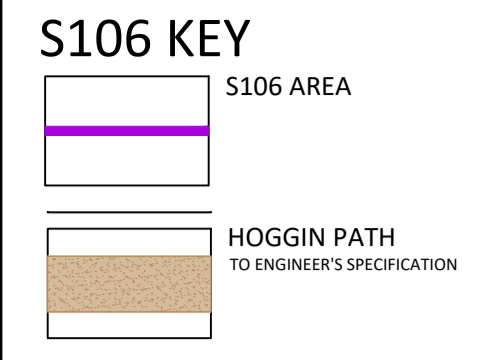
- 5.12 AMMR's will continue to take place beyond and into the medium and long-term timeframes. An assessment of the prevailing situation and conditions on site will determine the need for any further changes to the management plan or operations.
- 5.13 Safety issues reported by the general public shall also be investigated as soon as practicably possible and remedial works undertaken as necessary

Report to the MC

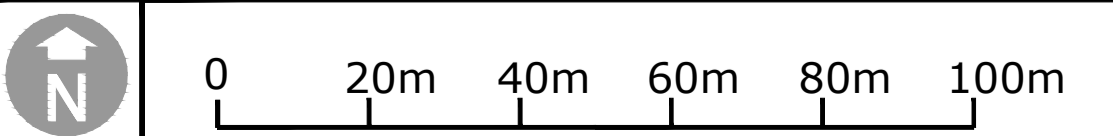
- 5.14 A reporting, booking in and out procedure and pro-forma are to be agreed with the client/MC prior to the commencement of any maintenance contract and/or works in order to ensure proper compliance with procedures on site and Health and Safety legislation.

Management Review

- 5.15 Recognise, acknowledge and act upon any items arising from monitoring by amending the maintenance operations listed above or by instructing agreed and discreet works packages.



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LEAP & LAP (REFER TO PLAY AREA DESIGNS BY OTHERS)

Cricket Ground

CC Existing Avenue

Drawing Revision

Rev.	Date	Description	DWN	CKD
P1	09/03/2020	First issue.	LT	PG

Notes

Related Drawings: S1A Drawing based on 2832-2 OF 500 LANDSCAPE MASTERPLAN

Issue: Drawn by David Jarvis Associates Limited (CROWN COPYRIGHT). ALL RIGHTS RESERVED 2020 LICENCE NUMBER 0100031. This drawing is for planning purposes only. Do not use this drawing for construction. The information contained in the drawing should be used as a guide to the final form and features of the landscape scheme. Any revisions to be approved by the Client and Local Authority.

Setting out: Refer to Engineers for information regarding setting out. In the event of discrepancy refer to Engineers in the first instance.

Survey: Original survey provided by the Client.

Services: Where possible these are identified on the drawings but, for the avoidance of doubt all services/utility locations should be considered indicative until identified on site. To ensure these services / utilities shown are current refer to the original survey provider or utilities designer or Client for confirmation and further information regarding easements. In the event of new services being installed refer to the appointed Engineer. It is recommended that board warning signs (space electric cable/danger services) be installed over all service routes (to remain on site) to current BS guidelines (BS7671).

Planting: Refer to lighting engineer drawings.

Planting: Plant species are selected and located in line with consideration of the site conditions, NIMC guidelines and discussions with the Local Authority and design team. All plants and planting procedure to conform to the David Jarvis Associates Limited landscape Specifications that will accompany the Construction Issue drawings. No species or plant location to be varied without prior consent of the Landscape Architect.

Bioreciprocity: All plant stock to be sourced from a supplier certified to be pest and disease free and in accordance with Plant Passport / Animal and Plant Health Agency (APHA) and current DEFRA requirements. Supplier information / certification to be retained for a period of not less than 12 years and must be made available upon request.

Foundations: Developers / Contractors to ensure that all foundations (building and external walling) are designed and constructed to take into account, at the time of installation, any existing or proposed trees, buildings or other structures on the site or adjacent to the site during the previous 15 years. For this purpose the developer / contractors will submit all relevant details to the authority along with the Building Regulations Certificate.

Design Levels: Refer to Engineers where design levels are not shown.

CDM: Drawings to be read in conjunction with Designers risk assessment. Potential risks above that of those associated with the general construction typical to the drawing are identified below;

Status **PLANNING**

DAVID JARVIS ASSOCIATES

DAVID JARVIS ASSOCIATES LIMITED
1 Temnyon Street Swindon Wiltshire SN1 5DT
t: 01293 612173
e: mail@davidjarvis.biz
w: www.davidjarvis.biz

Client
BARRETT DAVID WILSON HOMES

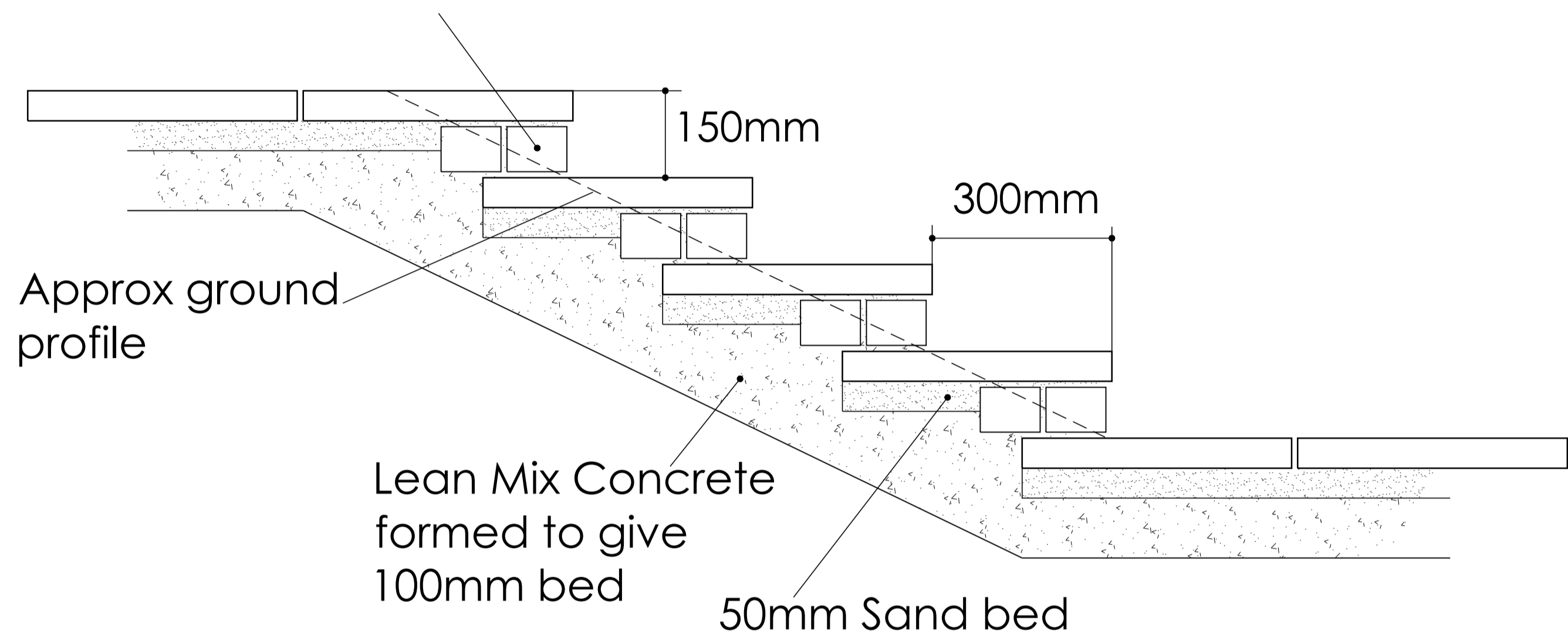
Project
WHITE POST ROAD, BODICOTE

Drawing Title
S106 - BRIDLEWAY LAYOUT

Scale 1:1000	Sheet Size A1	Date MAR 2020
Client Ref. -	Drawing Ref. 2832-4-5	Drawing No. DR-5700
		Status S4-P1

Domestic Access Steps

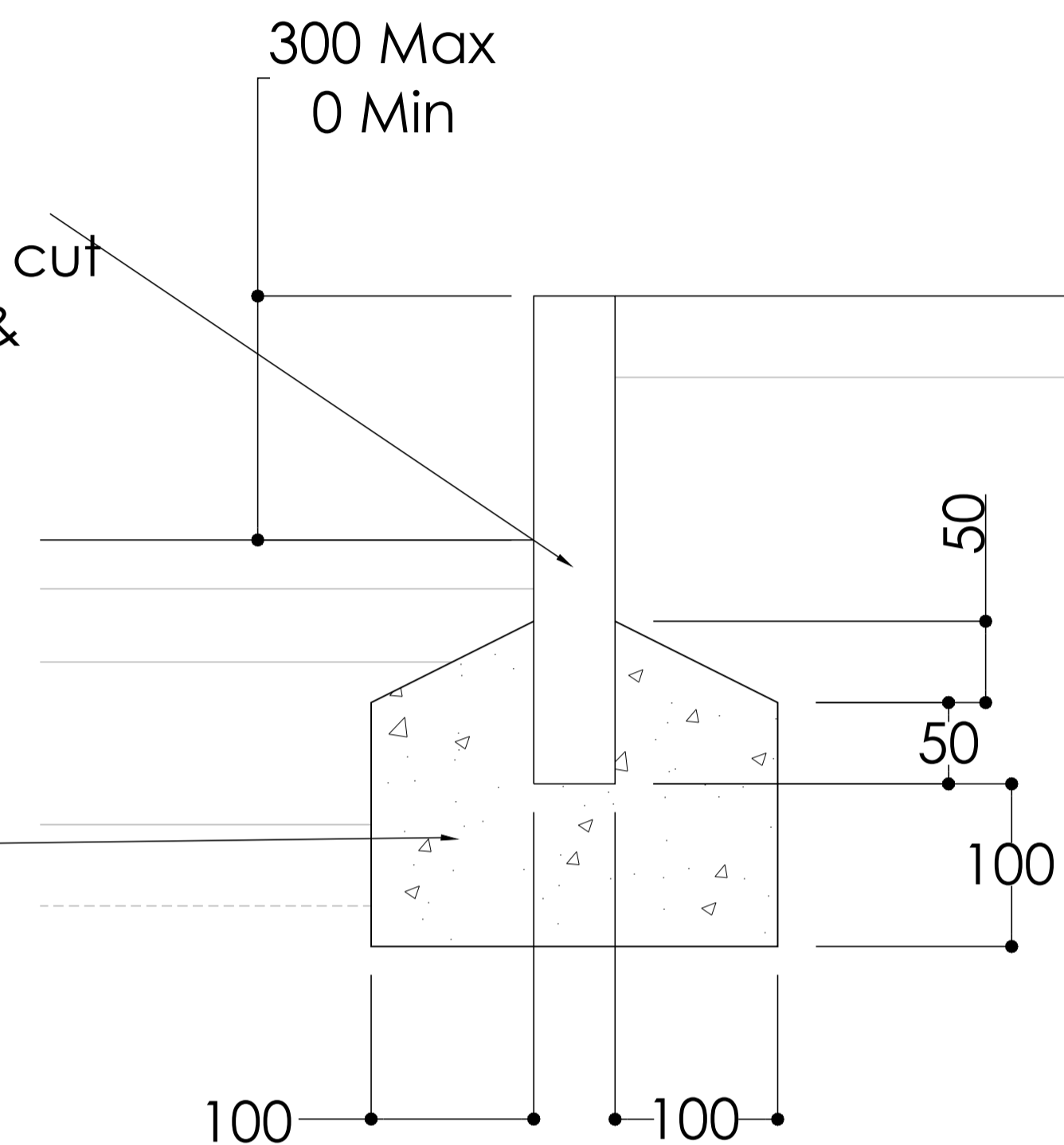
Engineering Brickwork on 10mm mortar



Rising Edge Restraint

Pcc edging 50mmx250mm square section BS7263:Pt1 hydraulically pressed "type EF" or cut 900x600x50 slab to achieve minimum bed & backing.

ST4 standard concrete mix to BS 5328



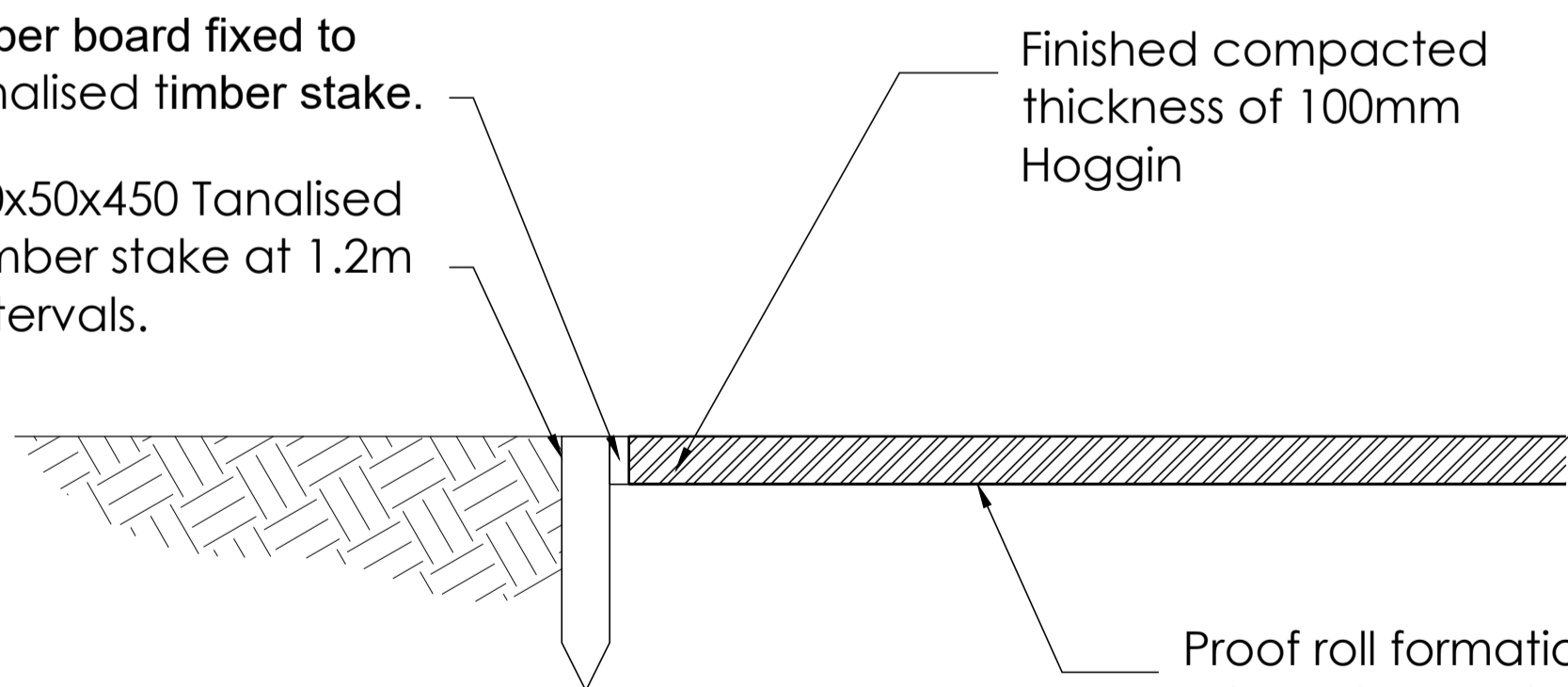
Bridle Way Path

25 x100 Tanalised timber board fixed to Tanalised timber stake.

50x50x450 Tanalised timber stake at 1.2m intervals.

Finished compacted thickness of 100mm Hoggin

Proof roll formation just prior to installation



REV	DESCRIPTION	REV	DESCRIPTION	DATE

STATUS:	
SCALE:	
DATE:	May 2019
DRAWN:	IDL

TITLE: External Works Details	
PROJECT:	White Post Road, Bodicote
DRG. No:	957-06-01

