



**Station Road, Branston, Lincolnshire – Phase 3
Planning Application: 22/1339/FUL**

Statement in relation to

ESTATE ROAD PHASING AND COMPLETION PLAN

The development of the site will be carried out in accordance with the principals set out within this plan (to be read in accordance with the Construction Management Plan).

- **Highway and Drainage Construction Standards**

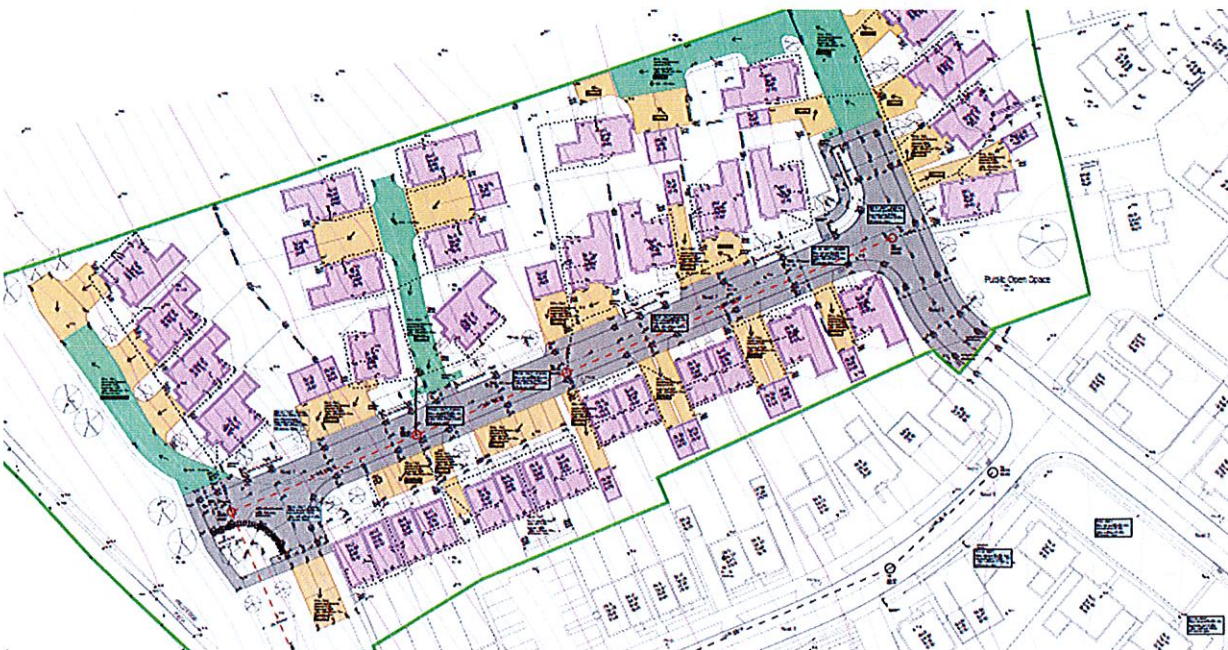
The Phase 3 Road and Sewers are to be constructed to the current adoptable standards by the adopting authorities, in the case of the Highways, Lincolnshire County Council and Drainage, Anglian Water Limited.

Both elements have been submitted for Technical Approval and are in the final stages of obtaining approvals leading to the production of Section 38 and Section 104 Agreements.

All works shall be inspected in accordance with those agreements by the Authorities and adopted within the timescales laid out.

Thereafter the Highways and Drains shall be maintained by Lincolnshire County Council and Anglian Water respectively.

- **The Adopted Works Plan (see extract below)**



Areas shaded grey denote the extent of the adopted works.

- **Construction Phasing**

All the adopted drainage and highway carriageway shall be constructed in one phase to Stage 5 (binder course), prior to plot works commencing.

Footpaths shall be constructed to binder course as the works proceed to the properties and no property shall be occupied until the footpath to that property's frontage has been completed (to binder course).

Surfacing of the site footpaths and carriageway shall be completed in its entirety prior to the occupation of the final property.