



Development & Site Operations

Code of Practice

March 2024

In order to ensure that the estate is maintained to an acceptable standard for the benefit of all owners/residents and their visitors, this Code of Practice has been developed and approved by them for implementation in respect of any works carried out within the Estate.

Homeowners have the following responsibilities with regard to the actions and activities of their contractors:

1. To ensure that all legislative and Local Authority requirements regarding safety and pollution control are adhered to.
2. To ensure that the site is maintained in an orderly fashion and that the impact on other residents on the Estate is kept to the minimum level possible having regard to the nature of the development.
3. To ensure that all skips are placed within the boundaries of the property. Where this is not possible, the home-owner must accept responsibility for immediately repairing any damage caused to the verges or roadways.
4. To ensure that the roadways are protected by boards or other means when heavy deliveries are being unloaded at the site.
5. To ensure that all rubbish and other materials is contained within the site boundary. Where it is necessary for building materials to be deposited on the verges, the home-owner is responsible for ensuring that they remain there for as short a period as possible and is also responsible for ensuring that the verges are returned to their original condition.

6. To ensure that parking of their own and contractors' vehicles is managed so as to minimise the impact on other properties on the Estate.
7. To ensure that waste is not allowed to be deposited on the roads and any spillages or soil/rubble from vehicles is removed immediately.
8. To ensure that, where roadways have been excavated or damaged during the course of the development, that they are reinstated to the minimum standard required. All such work will be reviewed by the Estate's road consultant.

The current minimum standard is BS4987 which has the following specification:

Excavation to be back-filled with Type 1 stone sub-base and compacted: all vertical cut-edges to be properly sealed: base course of 60mm depth of 20mm DBM base course tarmac to be laid and compacted: wearing course of 30-35mm depth of 10mm to be laid and compacted.