

# SLEEPERS HILL

## ASSOCIATION

### **Guide for building development on the road July 2024**

It is the intention of this guide to provide some outline guidance and rules for owners, builders and developers working on Sleepers Hill.

#### **Background**

1. Sleepers Hill and George Eyston Drive are privately owned roads maintained by the Sleepers Hill Association (SHA) on behalf of the residents of those roads.
2. The roads have a 20mph hour speed limit, which the SHA wishes to be respected.
3. Sleepers Hill is a shared roadway, with both pedestrian and vehicle users.
4. Whilst the SHA maintains the road, the adjoining verges are the responsibility of individual residents.
5. The paved roadway is relatively thin being set over an older gravel road. The roadway has a 7.5ton vehicle weight limit.
6. A right of access exists over the road, however this does not confer a right of parking.

#### **Works off the Road**

7. The SHA will seek a financial contribution from all site owners to reflect the abnormal wear and tear caused to road surfaces as a result of the works. Details can be obtained from the SHA Secretary.
8. Ideally, all contractor vehicles should be parked within the site and not on the road or site verge. Where this is not possible/insufficient, vehicles can be parked on the site's verge so long as measures are taken to ensure the safety of all drivers and pedestrians using the road.
9. No parking is allowed outside the frontage of other properties (unless owners have given express permission).
10. The verges of the neighbouring properties should be protected during any works from vehicle parking and vehicle movements. Any accidental damage caused should be rectified.
11. Surface water is an issue on the hill. As such, all development plans should make provision to deal with any surface water within the site.
12. In accordance with the Local Area Plan, the rural nature of the area should be preserved. This includes, inter alia, the avoidance of solid barriers (ie gates, walls etc) along the road.
13. Contractors are reminded of their obligations under the Construction (Design and Management) Regulations 2015 to manage site traffic safely. In particular, attention is drawn to the mix of users of the road including children.

#### **Works in the Road**

14. All works in the road should be in accordance with 'Safety at Streetworks and Roadworks - A Code of Practice 2013' with all reinstatement of openings to comply with 'Specification for Reinstatement of Openings in Highways – Fourth Edition 2020'
15. Where necessary/desirable, the SHA will provide a point of contact between site owners and residents.

#### **Safety**

**Contractors should be aware that Sleepers Hill is a 20mph zone and that at times there are schoolchildren walking in the roadway. Adherence to the speed limit should be emphasised.**

